



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, February 22, 2022

This meeting was held via remote participation using ZOOM and YouTube.

Called to order at 5:00 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: Welch, 5:50 pm
Early Departures: None

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. NANTUCKET COASTAL RESILIENCE WORKSHOP – HDC REPRESENTATIVE

- Nantucket Coastal Resilience Workshop – HDC Representative
- Prep Session: Wednesday, February 23, 2022 via zoom 9:30am – 10:30am
- In Person Workshop: March 7 & 8th 8am to 3:30pm

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Thornewill

Discussion **Pohl** – We are having problems getting people to commit to the seminar for 1 day much less 2 days. One full day is service above and beyond given our workload. A lot of other boards are having similar issues. He got in touch with the workshop coordinator; he’s willing to have HDC as a partial presence rather than no presence. He can only do Tuesday. Asked if anyone could do a half day.

Camp – She could do 12-3 Monday & Tuesday; she can’t do mornings. Mr. Welch sent her a note that he could only do Tuesday.

Pohl – He can definitely handle Tuesday morning. Asked if someone can take Monday morning.

Backus – It would be nice to have the attendee information tonight.

Oliver – Doesn’t know what will arise that we haven’t already established.

Backus – The Select Board is looking for direction and advice from the regulatory boards now that the Coastal Resiliency Plan has been accepted. The workshop is to get the ball rolling and HDC carries a lot of weight in that conversation.

Pohl – Put Ms. Camp down for Monday and Tuesday afternoons and Mr. Pohl for Tuesday morning.

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mass Audubon	Polpis/Quidnet	Boundary Signs		Sam Kefferstan
Voting	Pohl, Camp, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	Martinez – SAC wants to view.				
Motion	Motion to Hold for SAC to view. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Thornewill, Coombs, and Pohl-aye			Certificate #	

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Callen Miller 02-5684	117 Orange Street	Rev. 10-2156: Minisplit	55/377	South Shore Climate
Voting	Pohl, Camp McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	Pohl, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2022-02-5684

V. 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. Trish Bridier 02-5735	50 Vestal Street	Pool Revision 10-2160	41/56	LINK
•	Pool must not be visible at time of inspection and in perpetuity,			
2. Brewster 35, LLC 02-5738	35 Brewster Road	Pool cabana	54/86	LINK
•	Due to lack of visibility			
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-02-(as noted)

IV. NEW BUSINESS 01/18/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ali & Zach Smith 12-5313	232 Madaket Road	New Garage	59.4/120.1	JN Design
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Amaurys Solano, JN Design			
Public	Linda Williams, MAB			
Concerns (5:17)	Terry Norton, 26 North Cambridge			
	Solano – We made changes per MAB comments.			
	Backus – This was 27’ at the time MAB reviewed it. Read MAB comments 1/24: Fully visible and located in front of house; should be moved to the side. 2-over-2 is inappropriate; wrap-around 2 nd -floor porch inappropriate with stairs facing road; should not be cantilevered. Roof planes atypical; south elevation too much; colors not spelled out. East elevation window oddly spaced. West elevation skylight not in upper 2/3 of the roof; wrap-around deck inappropriate. “TBD” is not appropriate on any application.			
	Norton – Asked about the west elevation 2 nd -floor light posts with globe lights; not in keeping with Town lighting bylaws and Dark Skies Initiative.			
	McLaughlin – East elevation, too many windows. The skylight has to be in the upper 2/3 of the roof			
	Coombs – Still too tall; should be no more than 24’. The brackets on the cantilevered stairs are ridiculous. West elevation, left door should be moved in and skylight should be in the upper 2/3 of the roof. Windows should not be 2-over-2, they should match the main house, which has 6-over-6. East elevation, 12 windows is excessive and should not be mulled. South elevation, again has mulled windows.			
	Camp – Agrees about the height. Fenestration should match the main house; there is no harmony with the fenestration. North elevation, the “A” windows are too small. West elevation, the fenestration and pent roofs are very odd.			
	Thornewill – Some of the fanciful detailing is inappropriate for such a simple house. The north and west will be visible; the stairs should be moved so as not to be the main feature of that façade.			
	Pohl – To the balancing of windows, the north elevation is troubling; the “A” windows are too small with no windows below and they should be centered in the wall.			
	Williams – MAB would like to review the revisions.			
Motion	Motion to Hold for revisions and to go back to MAB for review. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	

2. Zero India St, LLC 01-5514	1 Cambridge Street	Rdc footprint and chg roof	42.3.1/130.2	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	Eric McKechnie, owner Unit 1			
Concerns (5:34)	<p>MacEachern – Presented project. He had changed the pitch from 10/12 to 11/12 so it did get taller.</p> <p>Backus – The brick section was built after the 1849 fire and the other section is circa 1940s. Read into the record Mr. McKechnie’s letter of concerns.</p> <p>Read HSAB comments 1/18: This proposal detracts from the simplicity of the previous approval. The 3rd-floor dormers add to the volume and height of the street façade. The west-facing gable end flush dormer totally overwhelms that roof plane. These changes are not appropriate, and the original should remain. The building can become slightly narrower without changing the appearance to accommodate the property line encroachment.</p> <p>Pohl – Change of use is not the purview of HDC; if vents and fans are required, this will have to come back the HDC for them. Landscaping would be reviewed under a separate application.</p> <p>Coombs – Agrees with HSAB; this is a historic building, and this is yet another 3-story building that was never there. It should be reduced.</p> <p>Camp – South elevation, the dormers diminish the history of the structure; simple is better. Agrees with HSAB.</p> <p>Oliver – Agrees with HSAB and Ms. Camp. The beauty of the previously approved was its simplicity. The steep pitch is incongruent; cross gables make it feel taller; eliminate the 3rd-floor dormer. It seems taller than the previously approved. It’s next to a small, 1-story building so the height stands out.</p> <p>McLaughlin – North elevation, too much glass. Mr. McKechnie’s letter touched on some good points. This is a straight commercial building that doesn’t match the historic structure.</p> <p>Pohl – He agrees with what’s been said, especially the 3rd-floor dormers.</p>			
Motion	Motion to Hold for revisions and to go back to HSAB for review. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	

V. OLD BUSINESS 01/25/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	Virginia Andrewes, 1&3 Stone Alley Sarah Alger, Sarah F. Alger P.C			
Concerns (5:50)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Backus – These plans have not been vetted by staff or HSAB. Reviewed the history. The original structure is unique in form. We should see a window survey for any window changes. Requested any revisions go back to HSAB.</p> <p>Andrews – She had not seen this set of plans; feels submitted plans changed after HSAB review is not appropriate by not allowing time for anyone to review them. Because of its location, any addition will have a significant visual impact. The setback measurement, on the plans which HSAB reviewed, was from the middle of Stone Alley, not the edge of the road. Any proposed grade changes should be accompanied by current and proposed elevations. The demolition plan contemplated a large amount of demolition and she’s glad that’s been reduced.</p> <p>Welch – He thinks it’s premature to review plans that no one has had a chance to look at.</p> <p>Pohl – The fact is the earlier submission was opened at the end of the last Tuesday evening; subsequent to that, Mr. MacEachern made additional changes. Thinks everyone would think the reduction in mass is a step in the right direction. We are hearing requests for additional information. Holding this for HSAB to review would give everyone time to review the revised plans. He can’t put this to the Board without due process for the neighbors.</p> <p>Alger – Asked when the plans will be available.</p> <p>Backus – We received them today.</p>			
Motion	Motion to Hold for HSAB review. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye		Certificate #	

VI. NEW BUSINESS 02/01/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	34B Walsh St N.T. 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:04)	Martinez – Mr. Krapp couldn't attend and asked this be held for next Tuesday. Not opened at this time.				
Motion	Motion to Hold at applicant's request. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye			Certificate #	
2.	S&R Island Dev. 01-5576	36 Woodland Drive	Demo dwelling	68/260	Linda Williams
Voting	Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Linda Williams				
Public	None				
Concerns (6:05)	Williams – Had hoped it would go on consent. This was a Sears kit house. Backus – She kept it off consent; this is circa 1930 moved by Mr. Glowacki from New Lane; it's contributing but in bad condition. No concerns.				
Motion	Motion to Approve the demolition. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-01-5576
3.	Steve & Kim Schaefer 01-5525	86 Cliff Road	New dwelling w/ solar	30/74.2	Robert Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns (6:08)	Newman – Presented project. Solar will be somewhat visible from Pilgrim Road. Coombs – Thinks the panels will be visible, suggested a view. South elevation, there is too much fenestration with the solar panels; that needs to be reduced. The other elevations are very simple. Oliver – Appreciates the treatment of the solar panels with the black roof; agrees the south should have fewer windows. Camp – A view from Pilgrim might help. The panels were well handled and might be viewed obliquely. North elevation, the 3 forward gables are too much and should be simplified. East elevation, the broke back would look better if it were extended a little more. McLaughlin – South elevation, it's not in the old historic district (OHD) so has no concerns about the solar. Pohl – The 3 overlapping gables could be fixed by having the eave run across the top of the windows thus removing the center gable. As designed, it's aggressive looking.				
Motion	Motion to Approve through staff with the north elevation eave to run across over the windows between the gable dormers and the south elevation 2nd-floor two sets triple-ganged to have the center windows removed. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-01-5526
4.	All Vines, LLC 01-5537	9 Prospect Street	Roof Shingle Change	55.4.4/41	T & T Roofing
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:20)	Backus – She reached out to the representative, but he's not here. Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	

5. Hollis Webb	01-5586	30 Dukes Road	Demolition	56/189	Hollis Webb
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historical documents.				
Representing	Hollis Webb				
Public	None				
Concerns (6:21)	<p>Webb – Presented project. One document said 1915 but construction is circa 1930-1940s; this has lots of structural issues and he can't restore it. He will save as much old material as possible. Drafted up a similar cottage to replace this.</p> <p>Backus – She found a date 1915 per National Historic Landmarks (NHL). It's sad to see it go. Documentation should be submitted for a permanent record.</p> <p>McLaughlin – This has gone beyond saving.</p> <p>Coombs – Asked if some of the old interior wood could be salvaged, especially the wide floorboards, for reuse.</p> <p>Pohl – There's a mix of old stuff with post 1930s.</p>				
Motion	Motion to Approve the demolition. (McLaughlin)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye			Certificate #	HDC2022-01-5586

6. The Sandbar	01-5527	4 Bathing Beach Road	Roof Overhang	29/1	Val Oliver
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	George Kelly, operator				
Concerns (6:31)	<p>Oliver – Presented project; this is the Jetties Pavilion. Nantucket Preservation Institute did a study, which she sent to Ms. Backus. Circa 1900s with many incarnations, reviewed historic photos. We are leaning toward Option 2, which has a roof over the middle section only. We are not touching the building itself, just the porch.</p> <p>Kelly – We want to get rid of the awning; it doesn't look very nice; a roof would become part of the building.</p> <p>Backus – This is actually circa 1890 the Brant Point Bathhouse; commissioned by Clifford Folger of Peabody & Stearns. In 1912, Mr. Folger asked for Peabody & Stearns to design additions. Option 2 would be the better proposal with keeping the pitch to as close to existing as possible. Overhangs are characteristic on these types of structures. This is a Town-owned historic resource; the Town would have to apply for the historic tax credits, and that has been brought to the attention of Town Administration.</p> <p>Read HSAB comments 1/31: This is an iconic historic structure designed by Peabody and Stearns in 1904 and is still in its original unmodified form. Adding this enormous porch completely changes the scale and appearance of the structure and is entirely inappropriate. Other temporary adaptations need to be considered rather than permanently destroying this piece of Nantucket's history. A detached, sympathetic pavilion might be an option. HSAB would like to review further revisions.</p> <p>Camp – She likes Option 1 with the two hipped roofs; it complements the existing hipped roof.</p> <p>Thornewill – She likes Option 2; with some rafter-tail details, it would be more reminiscent of what was there originally. The old photos are fascinating.</p> <p>Coombs – She also likes Option 2; it leaves the historic building simple.</p> <p>McLaughlin – East elevation, asked if the posts are shingled (yes). North elevation, asked if the dormers are being touched (no).</p> <p>Pohl – He too likes Option 1 but Option 2 is safer and more in keeping with the current configuration. Likes Ms. Thornewill's suggestion of rafter tails.</p>				
Motion	Motion to Approve Option 2 through staff with rafter tails appropriately added. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2022-01-5527

7.	36 Easton St. Corp. 01-5520	36 Easton Street	Rev.: Move AC/deck	42.1.4/19	EMDA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates John Megrue, owner				
Public	None				
Concerns (6:53)	<p>McMorrow – Presented project. He had drawn up the deck pulled back leaving some hipped roof.</p> <p>Backus – Circa 1869 shingle style. Agrees other options for the railings should be considered. Appreciates the old photos. Read HSAB comments 2/7: The proposed second-floor deck and railing overwhelm the roof below; the new deck should not wrap around the corner but be broken into 2 decks and pulled a further back from the roof edge. The original railing in the old photos is so low that it reads as a balustrade; the half-shingled rail is taller and conceals and complicates the simple massing of the main house. Other options for the railing should be considered. HSAB would like to see revisions.</p> <p>McLaughlin – South elevation, this is appropriate.</p> <p>Oliver – Thinks the railing at half and half would be better.</p> <p>Coombs – Agrees with Ms. Oliver. Doesn't think the railing should wrap on the right side.</p> <p>Camp – She misses the hipped roofs; agrees with HSAB that the deck should be pulled back a bit.</p> <p>Pohl – The parapet wall part makes it feel top heavy; the issue is the weight of a parapet that tall.</p>				
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	
8.	B16ACK, LLC 01-5524	8 Meadowview Drive	Garage/apartment	56/147	EMDA
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, Ethan McMorrow Design Associates				
Public	None				
Concerns (7:06)	<p>McMorrow – Presented project; height is 22'6".</p> <p>Coombs – Confirmed the north elevation has a door facing the road. You won't see the south elevation.</p> <p>McLaughlin – North elevation, the 9-light door should be changed to match the garage doors.</p> <p>Oliver – It's nice looking and appropriate. With the door change she's good with it.</p> <p>Welch – It's appropriate. He's okay with the north elevation 9-light door.</p> <p>Camp – In the site plan, it looks large left to right; should be reduced.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 3-2//Oliver, Welch, and Coombs-aye; Camp and McLaughlin-nay			Certificate #	HDC2022-01-5524
9.	71 N. Liberty Trust 01-5539	71 North Liberty Street	Hardscape	41/141.1	NAG
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	Camp,				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (7:16)	<p>Theroux – Presented project. The pool was approved.</p> <p>Backus – This is on a contributing lot within the OHD. Agrees the site isn't visible; it would be nice if the bluestone were softer.</p> <p>Read HSAB comments 1/31: The stone wall should have rounded corners to soften the appearance. Outdoor lighting should be kept to a minimum and comply with Dark Skies Initiative.</p> <p>Oliver – You can't see this from anywhere, no concerns.</p> <p>Coombs – It's okay if you can't see it.</p> <p>Thornewill – Okay with the square edged patio; it reflects the pool.</p> <p>McLaughlin – The plants should be tall enough to screen the pool.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, McLaughlin, and Pohl-aye			Certificate #	HDC2022-01-5539

10. Rbt.Veghte/Rbn.Rednor 01-5545	2 Ann's Lane	New Roof Walk	49/59.1	DTA
Voting	Pohl, McLaughlin, Coombs, Oliver. Welch			
Alternates	Thornewill			
Recused	Camp			
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and <i>Building with Nantucket in Mind</i> (BWNIM).			
Representing	Anton Dimov, DTA			
Public	None			
Concerns (7:20)	<p>Dimov – Presented project; to be white.</p> <p>Backus – Contemporary circa 1994 infill in the ‘Sconset OHD. Page 84 of BWNIM indicates access should be via a scuttle from the interior.</p> <p>Read SAB comments 1/31: roof walk is unprecedented and inappropriate; exterior access inappropriate and ungangly.</p> <p>McLaughlin – There are exterior stairs on Walsh Street and they look horrible; roof walk access through the scuttle.</p> <p>Welch – Disagrees about the exterior access; it should take more of a ladder form with the lower portion against the house, not projecting out. The skirt should be natural to weather.</p> <p>Coombs – Location of the roof walk is inappropriate; it's top heavy; the exterior access should not be allowed. The roof walk should be in the center, not on a side wing. This structure is visible from all sides.</p> <p>Oliver – It is very visible even with the hedges. She's okay with the roof walk; her concern is the ladder in a very visible location. There is no skirt proposed.</p> <p>Pohl – He's okay with a natural to weather roof walk. The exterior access should be as discrete as possible; the bent stairs is awkward.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, McLaughlin, and Pohl-aye		Certificate #	
11. William Schultz 01-5550	23 Friendship Lane	Garage Demo/ Move Off	56/347	David Pekarcik
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Camp			
Documentation	Architectural elevation plans, site plan, photos, and historical documents.			
Representing	None			
Public	None			
Concerns (7:32)	<p>Backus – He was proposing to demolish the garage because they are building a 2nd dwelling to the back and need the garage out of the way to allow access. They are willing to put the garage in front of the house until the second dwelling is complete, then move it back.</p> <p>Oliver – Thinks this is pretty straight forward; no concerns.</p> <p>Thornewill – It shouldn't sit in the front yard indefinitely; besides, it won't fit and will intrude in the setback.</p>			
Motion	Motion to Approve the demo-move off. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2022-01-5550
12. William Schultz 01-5551	23 riendship Lane	Garage Move on Site	56/347	David Pekarcik
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Camp			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (7:38)	Not opened at this time.			
Motion	Motion to Hold for a move on site. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Oliver, and Pohl-aye		Certificate #	
13. Glenn Lajeunesse 01-5553	4 Mioxes Way	Solar Roof Array	65/87	Ack Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Carruthers, ACK Smart			
Public	None			
Concerns (7:39)	<p>Carruthers – Presented project.</p> <p>Oliver – No concerns; it's on a black roof and well-integrated on lower roofs.</p> <p>McLaughlin – No concerns.</p> <p>Coombs – It follows our guidelines. There are a lot of panels, but they won't be visible.</p> <p>Camp – It's a little chopped up for her and visible from the street.</p> <p>Pohl – It's on a black roof and behind another house facing away from Bartlett Farm Road.</p>			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 4-1//Coombs, McLaughlin, Oliver, and Pohl-aye; Camp-nay		Certificate #	HDC2022-01-5553

14. Vlatko Pesnacki **01-5557** 10 Lewis Court New 2nd dwelling 67/155 Val Oliver

Voting Pohl, Camp, McLaughlin, Coombs, Welch
 Alternates Thornewill
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Val Oliver, Val Oliver Design
 Vlatko Pesnacki, owner
 Public Brook Meerbergen, abutter
 Concerns (7:45) **Oliver** – Presented project; modular construction: trim natural to weather, black windows and doors and roof.
 Meerbergen – There are no 2-story buildings on this court; it will stand out. 29’6” is overwhelming and they could go lower with a shed dormer while keeping the interior program.
 Camp – She agrees with Mr. Meerbergen; the houses in this neighborhood are predominantly 1 story; it’s out of scale.
 Coombs – Agrees; this would set a precedent and end the originality of Lewis Court.
 McLaughlin – He finds this compatible to the neighborhood; it’s surrounded by 2-story houses.
 Welch – It’s not compatible with this neighborhood. It would be more successful as a 1¼ with dormers; but he’s okay with it being 2 stories. Given the distance from the street, a 7’6” 2nd-floor ceiling would knock out some height; a farmer’s porch would give it more of a rural feeling.
 Pesnacki – We can drop the 1st floor to an 8’ ceiling height and lower the 2nd-floor to 7’6”. On the Fairgrounds side, all the houses are 2 stories.
 Pohl – He would like to see a reduction of more than 6” in height.

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

15. Deirdre Hamling Tr **01-5559** 6 Lowell Place Rev. 02-2951: addition 41/167 Joseph Topham

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates Welch, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Joe Topham, Topham Design
 Public None
 Concerns (7:55) **Topham** – Presented project; windows going to Andersen; white sashes; there are structures with Andersens.
 Backus – Circa 1933 cape. The window should remain true-divided lights (TDL); it’s confusing about the openings. Appreciates reduction in the scale of work.
 Read HSAB comments 1/31: Upper-left window on the north side should match others and align with the one below. South mullion window should have divided lights; windows should be TDL.
 McLaughlin – Changes are appropriate to the neighborhood. The front door is inappropriate (existing).
 Camp – Okay with elimination of the wings. She’s not sure about Andersen windows.
 Coombs – The windows, especially on the front, should remain TDL; this is right on the road. Delighted with going back to its original size.
 Oliver – The 1st-floor windows on the front should be TDL; doesn’t think the 2nd floor will be noticeable; and no concerns about the rest of the windows.

Motion **Motion to Approve through staff with all but the sunroom windows to be Marvins and the rest to be Andersen. (Oliver)**
 Roll-call Vote Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Poh-aye Certificate # **HDC2022-01-5559**

16. King Fisher Realty Tr **01-5596** 278 Polpis Road Rev.: roof walk & Fenest. 25/2 Gryphon Architect

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill
 Alternates Welch
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Ethan Griffin, Gryphon Architects
 Public None
 Concerns (8:05) **Griffin** – Presented project; thinks visibility is very low. All glazing has been approved.
 McLaughlin – Looking at the photos, there’s a lot of idiosyncrasies in the architecture which would be inappropriate. The skylight should be in the upper 2/3 of the roof. The roof walk is inappropriate with the 3-rail top. The window in the roof walk tower is inappropriate.
 Coombs – She can’t approve the roof walk as proposed; it might be visible from the harbor and it is inappropriate.
 Thornewill – This takes away from the cuteness of the building; it’s not typical at all. Something else could be done.
 Camp – She can see some type of roof walk but not with the windows incorporated into the skirt.
 Pohl – This reminds him of the building he reluctantly approved to be demolished at 2 Highland; it had a big boxy roof walk. He thinks this has been well done and he has no concerns. Feels visibility will be very limited.

Motion **Motion to Hold for revisions. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye Certificate # **HDC2022-01-5596**

17. Fine Luxury Homes 01-5601	10 Beaver Street	Re-roof	55.1.4/80	Steven Stockigt
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Steven Stockigt			
Public	None			
Concerns (8:16)	<p>Stockigt – Presented project.</p> <p>Backus – This is located within the OHD; tax assessor says 1920 while NHL says 1970s, which would still meet the timeframe for contributing. The age of the structure should come into play. Architectural Moray black are approvable in the OHD.</p> <p>Read HSAB comments 1/31: 3-tab shingles are preferred in the OHD.</p> <p>Camp – She has no concerns.</p> <p>Oliver – No concerns.</p> <p>Coombs – She would prefer 3-tab.</p> <p>McLaughlin – no concerns.</p>			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 4-1//Camp, McLaughlin, Oliver, and Pohl-aye; Coombs-nay	Certificate #	HDC2022-01-5601	
18. Jay Cohen 01-5570	24 Medouie Creek Road	Main House Alteration	20/2	Smith & Hutton
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Joseph Deimler, Smith & Hutton			
Public	None			
Concerns (8:20)	<p>Deimler – Presented project; Gwynn Thorsen design; sashes to go to Country blue. South elevation, proposing to raise grade 2'4". Andersen E windows are aluminum clad; the new doors would be aluminum clad as well. Removing the south elevation chimney, not the one punctuating the roof walk.</p> <p>Camp – Wishes the pergola didn't slant down. Likes what he's doing. The blue will be fine.</p> <p>Coombs – The chimney gives it some depth and relates to the huge roof walk. The front door should be wood; we should stay away from aluminum.</p> <p>McLaughlin – Medouie Creek is a private road; the only place you can see this from is Polpis Harbor.</p> <p>Welch – No concerns.</p> <p>Pohl – This is not on the harbor so isn't visible from Polpis Harbor. The 3D renderings are very helpful.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Welch, and Pohl-aye	Certificate #	HDC2022-01-5570	
19. Lloyd Realty, LLC 01-5600	7 Heather Lane	New Dwelling	30/24.2	S. Metz
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Sophie Metz, S. Metz Design			
Public	None			
Concerns (8:36)	<p>Metz – Presented project; height is 26'11"; white trim and shutters; the house will sit at the same elevation as the other houses around it.</p> <p>McLaughlin – South elevation, the front door should have more wood; the crossbucks on the roof walk and porch are atypical. North elevation, this is over fenestrated; the crossbucks need to be changed</p> <p>Oliver – The crossbuck details are overwhelming and should be simplified. The house is beautiful.</p> <p>Coombs – This goes from side line to side line; should telescope back more. South elevation, the front 2nd-floor shutters won't close over the mulled windows; the front door glass panels are too large related to the windows; the roof walk is inappropriate with the crossbuck railing. The other houses have more 1-story additions and don't go from side line to side line. It has too many mulled windows.</p> <p>Camp – Agrees about the width. South elevation, the 2nd-floor windows should be picture windows on each side without shutters. The crossbucks in the roof walk should be changed to simple balustrades; okay with them on the porch.</p> <p>Pohl – It's an attractive house but has too much going on; agrees about simplifying the details. He'd like to see cross sections showing how the grading will be dealt with, particularly on the east and west.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye	Certificate #		

20. Hulbert Ack, LLC 01-5565	2 Hulbert Avenue	Hardscape	42.1.4/21	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lindsay Congleton, Atlantic Landscaping			
Public	None			
Concerns (8:54)	Congleton – Presented project. Oliver – We need photos of the proposed curbing.			
Motion	Motion to Hold for photos and to be heard Thursday, February 24. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	

Rest held for Thursday, February 24.

21. Nantucket 62 Walsh, LLC 01-5588	62 Walsh Street	Rev. 08-4379:	29/85 + 85.2	Botticelli + Pohl
22. Taco 1, LLC 01-5569	22 Bartlett Road (24 Bart)	New Dwelling	65/86	BPC
23. Ocean Dojo, LLC 01-5567	20 Bartlett Road (22 Bart)	New Dwelling	65/76	BPC
24. Mike & Jackie Raso 01-5612	82 Centre Street	Alteration	42.4.3/62	Mike & Jackie Raso

VII. OLD BUSINESS 02/08/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Koufakis 10-5042	6 Swain Street	Dormer addition	42.4.1/82.2	George Wing
2. Bluefin, LLC 11-5194	27 Ellen's Way Lot 20	New Dwelling	81/180	Brook Meerbergen
3. Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
4. Elizabeth Powell 12-5440	71 Cliff Road	Cabana	30/160	Thornewill Designs
5. Matt O'Connor 12-5370	16 Tashama Lane	Retaining wall	55/481	KM Designs
6. 1 Caroline Way, LLC 12-5439	1 Caroline Way	Rev: main and guest houses	85/58 & 59	Vincente Burin Arch.
7. 1 Caroline Way, LLC 12-5414	1 Caroline Way	Pool & hardscape	85/58 & 59	Ahern
8. 22 Easton St, LLC 06-4026	22 Easton Street	Pool & hardscape	42.1/12	Ahern
9. Island Living, LLC 11-5151	4a Wamasquid Place	Pool & hardscape	56/113.9	Ahern
10. 33 North Mill St, LLC 11-5051	7 North Mill Street	Garage & studio	55.4.4/77	Sophie Metz
11. 33 North Mill St, LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
12. 23 Broad St, LLC 10-4843	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus
13. Family Ties ACK, LLC 11-5159	11 Alliance Lane	New dwelling	39/24.1	Studio Ppark

VIII. NEW BUSINESS 02/15/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Bean	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Waterson
2. Peter Barrett	40 Maryann Drive	Move garage door	68/965	Topham Designs
3. Philip Garufi	6 West Way	Additions	38/134	Val Oliver
4. Ocean Heath, LLC	9 Falmouth Avenue	Fenestration and Decks	82/423	JN Designs
5. Ocean Heath, LLC	9 Falmouth Avenue	Shed	82/423	JN Designs
6. 9 Beach Grass, LLC	9 Beach Grass Road	New Duplex	68/859	Linda Williams
7. Pebbe Nicholson	24 Brewster Road	New Barn/Apt	54/169.3	Val Oliver
8. 50 Brewster Rd, LLC	50 Brewster Road	Reduce Building revision	43/96	EMDA
9. Wallace Ack, LLC	45 Hulbert Avenue	Boardwalk/ Gate	29/16	Jardins Intl.
10. Andrew and Brooke Roger	7E Lincoln Avenue	Driveway/ Hardscape	42.4.1/18	Jardins Intl.
11. One Bloom, LLC	1 Bloom Street	Hardscape: drive, fence, etc	42.3.3/140	Jardins Intl.
12. 11 Beach Grass, LLC	11 Beach Grass Road	Revision: trim change	68/855	Linda Williams
13. Michael & Jaqueline Raso	82 Center Street	Replace/inststall front wall	42.4.3/62	Mike & Jackie Raso
14. Jean Moran	4 Washington Avenue	New Pool	60.2.4/65	Jon Paul Couture
15. Jean Moran	4 Washington Avenue	Window Well	60.2.4/65	Jon Paul Couture
16. Jean Moran	4 Washington Avenue	New Garage	60.2.4/65	Jon Paul Couture
17. Robert and Daryl Westbrook	16 Baxter Road	Rooftop Solar	49.2.3/16	Cotuit Solar
18. 10 Hydrangea Ln No 3, LLC	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
19. Caesara Wendin Family TR	1 West Chester Street	Roof Replacement	42.4.3/15.2	T & T Roofing
20. Scott Dehm and Amy Hauk	8 Ash Street	Addition; Gate	42.4.2/94	Sandcastle Const. Inc
21. Scott Dehm and Amy Hauk	8 Ash Street	Demo Shed	42.4.2/94	Sandcastle Const. Inc
22. Klinck Ruth Hill	301 Madaket Road	Demo shed	60.2.1/55	NAG
23. Klinck Ruth Hill	301 Madaket Road	New shed	60.2.1/55	NAG
24. Susan Bartkowiak	57 Somerset Rd.	Demo Cottage	66/91	Susan Bartkowiak
25. Lloyd Reality, LLC	7 Heather Lane	New Guest House	30/24.2	S. Metz
26. N. Liberty, LLC	74 North Liberty Street	Shed	41/236	Val Oliver
27. Gail Johnson	21 South Water Street	New Front Door	42.4.2/102	Lucas Velle
28. Ack Weatherly Pl	3 Weatherly Place	Move Shed on Lot	67/950	Plamen Dimitov
29. Ack Weatherly Pl	3 Weatherly Place	New Second Dwelling	67/950	Plamen Dimitov
30. PFox Nantucket, LLC	20 Orange Street	Rev10-5015:rmv prt pergola	42.3.2/70	Botticelli + Pohl
31. John Holt	14 Clifton Street	Lower Building Height	73.4.1/39.1	Emeritus

32.	Lindsay Torpey	7 Green Lane	Rebuild/revise deck	42.3.3/86	Emeritus
33.	Kerry Propper	9 Hawks Circle	Solar Ground Array	74/37.1	Ack Smart
34.	Lloyd Realty, LLC	7 Heather Lane	Pool & Hardscape	30/24.2	Atlantic Landscaping
35.	7 King St Nom Trust	7 King Street 'Sias	MH Revisions	73.1.3/41	Botticelli + Pohl
36.	7 King St Nom Trust	7 King Street 'Sias	New Shed	73.1.3/41	Botticelli + Pohl
37.	Still Dock Nantucket, LLC	14 Oakland Street	Addition	59.4/255	Botticelli + Pohl
38.	Still Dock Nantucket, LLC	40 Tennessee Avenue	Addition	59.4/84	Botticelli + Pohl

XI. OLD BUSINESS 02/22/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	32 Hulbert Trust 11-5220	32 Hulbert Avenue	New Dwelling	29/72	Botticelli + Pohl
2.	6 Lincoln St, LLC 12-5462	6 Lincoln Street	Alterations & Color change	73.4.2/86	Val Oliver
3.	Jessica Millard 06-4017	5 Cudweed Road	Window changes	31/145	Val Oliver
4.	Okay Okay House, LLC 10-4821	10 Union Street	Parking & patio	42.3.1/43	BPC
5.	Eleven Lincoln Ave. 12-5451	32 Jefferson Avenue	Main house addition	30/132	Botticelli + Pohl
6.	8 Walsh St, LLC 12-5475	8 Walsh Street	Studio	42.4.1/83	Brook Meerbergen
7.	Taccat, LLC 12-5423	14 Union Street	Addition	42.3.2/17	Brook Meerbergen
8.	7 North Mill St 12-5457	Lot 27B- Birdsong	Shed	55.4.4/80.3	Brook Meerbergen
9.	7 North Mill St 12-5465	Lot 27A- Birdsong	Garage	55.4.4/80.3	Brook Meerbergen
10.	7 North Mill St 12-5466	Lot 27A- Birdsong	Shed	55.4.4/80.3	Brook Meerbergen
11.	Carmine/Sheila Giardini 01-5507	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
12.	Carmine/Sheila Giardini 01-5508	7a Clifford Street	Pool & hardscape	79/19	McMullen & Assoc.
13.	Carmine/Sheila Giardini 01-5509	7a Clifford Street	Gazebo	79/19	McMullen & Assoc.
14.	Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
15.	James Davison 09-4803	8B North Water Street	Fenestration changes	42.4.2/92.1	LINK
16.	Hoehn- Saric 10-4865	34 Easton Street	New Structure	42.1.4/18	CWA
17.	Tack3 LLC 10-4863	26 Washington Street	New structure	42.3.2/23	CWA
18.	Brett Fodiman 10-4969	27 Cato Lane	Main house dwelling	55/118	CWA
19.	Brett Fodiman 10-4968	27 Cato Lane	Guest house dwelling	55/118	CWA
20.	Brett Fodiman 10-4970	27 Cato Lane	Garage	55/118	CWA
21.	Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed Used building	42.4.2/23	Emeritus
22.	Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus

IX. OTHER BUSINESS

Approved Minutes	February 8 & 10, 2022
Motion	Motion to Approve. (Camp)
Roll-call vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye
Review Minutes	February 15 & 17, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, February 24 @ 1:00 pm VIA ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • 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 • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:57 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye

Submitted by:

Terry L. Norton

[Historic Structures Advisory Board](#)

[Sconset Advisory Board](#)

[Madaket Advisory Board](#)

[Sign Advisory Council](#)