



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, April 26, 2022

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

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

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
 Remote Participants: Coombs, Welch
 Absent Members: None
 Late Arrivals: Camp, Welch & Oliver, 5:04
 Early Departures: None

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Dutra, Thornewill, McLaughlin, Oliver, and Pohl-aye

I. PUBLIC COMMENT

None

II. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Town of Nantucket 04-6210	Milestone Rotary	Bike sign		Keating/Gasbarro
Voting	Pohl, McLaughlin, Oliver, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plan, site plan, photos, and advisory comments			
Representing	None			
Sign advisory	None			
Concerns	Martinez – Approvable through staff with conditions.			
Motion	Motion to Approve through staff per SAC conditions. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-04-6210	
2. Richmond Properties 04-6160	57 Old South Road	Ice Cream Monument	68/156	Theodora Fossa
Voting	Pohl, McLaughlin, Oliver, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plan, site plan, photos, and advisory comments			
Representing	None			
Sign advisory	None			
Concerns	Martinez – This was denied; this is a free-standing monument			
Motion	Motion to Deny. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-04-6160	
3. Maria Mitchell Assn. 04-6195	3 Vestal Street	Temporary Sign	42.3.3/146	Jascin Finger
Voting	Pohl, McLaughlin, Oliver, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plan, site plan, photos, and advisory comments			
Representing	None			
Sign advisory	None			
Concerns	Martinez – Approvable as submitted.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously	Certificate #	HDC2022-04-6195	

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Faro Strada, LLC 04-6190	20 Sankaty Head Road	Rev. 10-5014: Cabana	48/31	Botticelli + Pohl
2. Orange Slice, LLC 04-6182	147R Orange Street	Relocate egress window	55/157	LINK
3. Wayne Greenleaf 04-6183	139 Surfside Road	Rev. 12-5456: main house	80/143.1	LINK
4. Michael Wilson Trust 04-6179	2a Evergreen Way	Hardscape	68/700.1	LINK
5. Wayne & Janet Berman 04-6170	98 Tom Nevers Road	Main House Color change	91/40	NAG
6. Wayne & Janet Berman 04-6169	98 Tom Nevers Road	Guest House Color change	91/40	NAG
7. Gloria Brewster 04-6168	10R Winn Street	Window changes	56/197	NAG
8. Hristo Furnadzhiev 04-6075	3 Nanina Drive	New Shed	67/589	Hristo Furnadzhiev
9. Michael & Gina DuBois 04-6151	5 Lilac Court	Rev. 03-5835: color chng:	68/361	McMullen & Assoc.
10. Anthony Mazatos 04-6153	29a Essex Road	Roof replacement	67/614.1	T & T Roofing
11. Laura Nicholson Trust 04-6128	12 Eat Fire Spring	Rev. 73361: reduce cabana	20/62	Val Oliver
12. Laura Nicholson Trust 04-6132	12 Eat Fire Spring	Rev. 73359: reduce MH	20/62	Val Oliver
13. Laura Nicholson Trust 04-6129	12 Eat Fire Spring	Rev. 73362: reduce shed	20/62	Val Oliver
14. Laura Nicholson Trust 04-6130	12 Eat Fire Spring	Rev. 73360: rdc grge/ guest	20/62	Val Oliver
15. 8 Walbang Nom Trust 04-6126	8 Walbang Avenue	Hardscape, gate & fence	82/146	Ahern, LLC
Voting	Camp (acting chair), McLaughlin, Coombs, Dutra, Thornewill			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Dutra, Coomb, and Camp-aye		Certificate #	HDC2022-04-(as noted)

IV. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Steven Cohen 04-6166	8 Sachem Road	Spa & hardscape	30/239	Ahern, LLC
	<ul style="list-style-type: none"> Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application. 			
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2022-04-6166

VI. OLD BUSINESS 03/22/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Olsen Family 12-5425	28 Prospect Street	New Dwelling	55.4.4/77	Val Oliver
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (5:06)	<p>Oliver – Reviewed redesign made per previous concerns from last hearing in January and 3/28 HSAB. Anne Dewez sent an email indicating the neighborhood is now satisfied.</p> <p>Backus – Read HSAB comments 3/28: The 6/12 roof pitch is too shallow; it should be at least a 7 or 8 pitch. Front windows feel tall and narrow. Still too much space between upper and lower windows; upper windows should drop a little. West elevation gable is awkward at the rear; slide the gable to the front with the shed at the rear or make the entire side addition a simple shed roof. East and West elevations, the small windows in main mass should match others in size. Both shed dormers should be narrower. French doors should be traditional 12 or 15 lights. The front door surround, with sidelights, is too large; eliminate the sidelights. HSAB would like to see revisions.</p> <p>Contributing lot within old historic district (OHD); this is an infill structure. Read Brook Meerbergen's comments into the record. Appreciate eave-forward design. The front side mass might be better remaining a saltbox; the low hip is awkward. West elevation proposed stoop is atypical.</p> <p>Coombs – The house fits into the area. Okay with the front door surround. Appreciates the size of the windows. The shed dormers should be brought in a foot to reduce shingle space between the windows. She would go with a shed roof on the west elevation.</p> <p>McLaughlin – No comments.</p> <p>Thornewill – A shed is more appropriate than a hipped. The front door is a little too heavy if it's all white; it could be simpler, but not a make-or-break.</p> <p>Camp – Agrees about the shed roof. She would prefer pale grey trim over white in that neighborhood. She'd love to see a chimney. The sidelight needs panes; the door surround would be better if it were light grey; the 2nd-floor windows feel narrow.</p>			
Motion	Motion to Approve through staff with the shed roof option on the west elevation and trim to be light grey with white sash and dark-green door. (Thornewill)			
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Thornewill, and Camp-aye	Certificate #	HDC2021-12-5425	

VII. NEW BUSINESS 03/29/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Boyers Way, LLC 03-6020	1 Boyers Alley Way	Add air conditioning (A/C)	55.4.1/211	Philip Cox
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch, Thornewill			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Philip Cox, owner			
Public	None			
Concerns (5:22)	<p>Cox – Presented project; proposing a low board fence inside the privet to help screen.</p> <p>Backus – Read HSAB comments 4/4: The proposed location is too close to Boyers Alley; move them to the back or the other side with a board fence high enough to screen the condensers.</p> <p>Circa 1970 within OHD. Agrees with HSAB and appreciates the solid fence being proposed.</p> <p>Camp – Okay with the addition of the board fence.</p>			
Motion	Motion to Approve through staff with the board fencing inside the privet to help screen. (Dutra)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Dutra, and Pohl-aye	Certificate #	HDC2022-03-6020	

VIII. OLD BUSINESS 04/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jeffrey Greenberg 10-4940	30A Orange Street	Garage add 2 nd floor	42.3.3/200	Emeritus
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:28)	<p>MacEachern – Reviewed the project and changes made per previous concerns; 24’6” tall.</p> <p>Backus – Read HSAB comments 4/11: Due to its being in front of the house and proximity to the street, the profile should be low and discreet. The 12-pitch roof doesn’t relate to the main house or the neighborhood; should be reduced to at least 9/12; this would lower the overall presence of the building. The south dormers are very visible and would be more appropriate if they matched the single window gable dormers on the main house. HSAB would like to see revisions.</p> <p>This garage is circa 1950s and is associated with the adjacent structure built by house wright John B Nickleson circa 1827-1833. Agrees about the roof patch; the dormers should match the adjacent historical house.</p> <p>Coombs – Agrees gable dormers would fit in better. The belvedere doesn’t fit the architecture in conjunction with the adjacent structure.</p> <p>Thornewill – Agrees. She prefers gable dormers on the front; sheds are okay on the rear, which isn’t visible. Would like the height brought down by matching the existing house pitch.</p> <p>Welch – The proposed has a lot of roof mass proportionate to the main house. This is very tall with a 10’ 1st-floor ceiling. West elevation, the main roof pitch and dormer pitches have a lot of dead space for a small garage. Lower the height and lower the pitches with 4/12 dormers. Lowering roof pitches would mitigate the roof mass. He thinks gable dormers are too formal and might require the higher roof pitch. This is “all hat” with a 16’ 2nd floor ceiling.</p> <p>Oliver – Reducing the roof pitch might be okay. This is not visible when driving down Orange Street. The cupola exists.</p> <p>Pohl – From grade to the 2nd floor is 9’; that puts the 1st floor ceiling at 8’. He agrees with Ms. Oliver; reducing the roof pitch would be great. He prefers gable dormers.</p>				
Motion	Motion to Approve through staff with 10/12 pitch main roof and dormer pitches reduced to accord with the roof drop. (Oliver)				
Roll-call Vote	Carried 4-1//Thornewill, Coombs, Oliver, and Pohl-aye; Welch-nay			Certificate #	HDC2021-10-4940
2.	Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:47)	<p>Backus – The applicant asked to hold for Thursday.</p> <p>Not opened at this time.</p>				
Motion	Motion to Hold for Thursday, 4/28. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Oliver, Welch, and Camp-aye			Certificate #	
3.	Taco Taco 1, LLC 01-5567	22 Bartlett Farm Road	New Dwelling	65/76.1	BPC
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (5:48)	<p>Paul – Reviewed changes made per previous concerns.</p> <p>No Concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2022-01-5567

4. Ocean Dojo, LLC **01-5569** 24 Bartlett Farm Road New Dwelling 65/76 BPC

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Joe Paul, BPC
 Public None
 Concerns (5:59) **Paul** – Reviewed changes made per previous concerns.
 Thornewill – Platinum grey with black isn’t appropriate in this area; would prefer Nantucket or Cobblestone grey.
 Camp – No concerns.
 Coombs – Agrees with Ms. Thornewill about platinum grey. She thinks black is being overused.
 McLaughlin – West elevation, the front door has more glass than wood.
 Motion **Motion to Approve through staff with the trim to be Cobblestone grey. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2022-01-5569**

5. 450 Green Park LLC, **11-5272** 2 Stone Alley Way 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 Andrews, 1 Stone Alley Way
 Sarah Alger, Sarah F. Alger P.C, for Ms. Andrews
 Concerns (6:03) **MacEachern** – Reviewed changes made per previous concerns.
 Backus – Read HSAB comments 4/11: Dropping the ridge of the middle section is an improvement but the shallower pitch of that gable creates a boxy looking addition; narrow the width of the addition to match existing and to drop the ridge thus improving proportions and lessening the amount of shingled wall facing Stone Alley. The rear hipped roof addition is too long and extends the building too far down the hill; the rear addition should be shortened several feet. The exterior chimney should remain as it’s a character defining element. This proposal would relate much better to the existing house if it were 6 to 8 feet shorter and shifted 2 or 3 feet away from Stone Alley. HSAB would like to see revisions.
 Reviewed the history as previously stated. Appreciates the changes but the addition is still more than half the size of the original structure; the Secretary of Interior standards suggest additions be smaller than the existing. Agrees about the chimney and addressing Stone Alley.
 Andrews – Agrees with HSAB and Ms. Backus. The board should address demolition of the south elevation sunroom. The addition’s ridge height is dropped only 16”; that visually doesn’t create additive massing as intended. The perspective views don’t fit with Stone Alley as it is; suggested the commission view this proposal with height poles.
 Alger – Echoes Ms. Andrews, Ms. Backus and HSAB. Given the comments made over the “years”, feels sufficient progress hasn’t been made to get this approved. The addition overwhelms the Eliza Cobb house. It needs to go the other direction and be away from the alley.
 Camp – This is the best rendition so far; it steps down and has additive massing. Prefers the windows as sized in Ms. Cobb’s sunroom. The foundation should have a trellis or landscaping to mitigate the 7’ wall of brick.
 Welch – Agrees with Ms. Alger this hasn’t come far enough; the concept of this “eating the house” paints the picture. North elevation, there need to be step downs from left to right; the lowered shingle line doesn’t sufficiently accomplish that; the hipped roof porch is too long left to right and should be reduced about 3’; the foundation should be rebated below. The perspectives give a sense of how large the addition is relative to the existing house.
 Coombs – The addition is too big and overpowers the original house; we’ve lost all the important elements as seen coming down Stone Alley. We’ve asked repeatedly that some of this go off the south elevation. Viewing from Union Street, it’s the old house that should be visible. The second chimney should be put back on.
 Oliver – Appreciates the changes. The addition’s eaves should be more subordinate to the existing and the “A” windows are a little too wide. Agrees some level step down and lowering the ceiling of the middle section would help.
 Pohl – The brick foundation could be mitigated by adding windows into it; pulling the grade up on the north around to the eastern side with the basement door cut in would help mitigate the foundation. The roof pitch is too shallow.
 Motion **Motion to Hold for revisions and to back to HSAB. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye Certificate #

6. Zero India, LLC 01-5514	1 Cambridge Street	Reduce footprint/ chng roof	42.3.1/130.2	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:29)	<p>MacEachern – Reviewed changes made per previous concerns; height is 25’7”.</p> <p>Backus – Read HSAB comments 4/11: The trim and fenestration are still too formal and commercial. Edge-to-edge glass doesn’t fit this area; the 1st-floor windows should be a mix of conventional double-hungs with a couple of smaller commercial scale windows. Changing the plate-glass windows in the gable section to double hungs and creating more of a commercial presence on the side addition would be more acceptable. The west cross gable is too overwhelming and should look like a dormer. The front proportions would be much improved if the plate dropped 6” aligning the eave with the window meeting rails. HSAB would like to see revisions.</p> <p>Reviewed history as previously stated. Appreciates reduction in height. She echoes HSAB concerns with the west elevation cross gable.</p> <p>Camp – North elevation, she likes the store-front look and white trim with Essex green muntins; suggested the entablature have an awning.</p> <p>Thornewill – Agrees the west-elevation cross gable is too much; a tight shed dormer would be better next to the old section. North elevation, this is good though preferred the all-eave forward; the glass will liven up the street at night.</p> <p>Coombs – Appreciates dropping the height. The 2nd floor should look like housing and the gable dormers help. Okay with the Hardy’s-style store-front windows. This will fit in nicely.</p> <p>Oliver – Appreciates eliminating the 3rd floor. Okay with the gable facing the Post Office. North elevation, would like the dormers rebated somehow.</p> <p>Pohl – Agrees with HASB about the cross gable on the west elevation; a shed dormer is one possibility with the other option being a proper gable dormer.</p>			
Motion	Motion to Approve through staff with west elevation having a proper gable dormer with cheek walls per Exhibit A. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye	Certificate #	HDC2022-01-5514	

IX. NEW BUSINESS 04/12/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Joan Bonting	3 Pine Tree Street	Pool and hardscape	68/228	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:43)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-10//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #			
2.	Nantucket G & S, LLC 03-6043	81 Vestal Street	Rev. add roof to deck	56/254	MCA+
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch				
Recused	Oliver, Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	Carrie Thornewill, abutter				
Concerns (6:44)	<p>Mills – Presented project; project is completed with Certificates of Occupancy for all the structures, including the pool; the plantings are not yet matured. Explained how this will help mitigate visibility of the pool.</p> <p>Thornewill – There’s a complete view of the entire pool and patio from Vestal Street across the empty lot.</p> <p>Camp – Asked how this might mitigate some of the visibility of the pool. Suggested a larger structure with a trellis to better screen the pool.</p> <p>Dutra – They are applying for the work on the deck; he has no concerns with that. As for visibility, the plants should have been sufficient going in.</p> <p>McLaughlin – No concerns.</p> <p>Coombs – We need to find out who signed off on the pool; it was approved as not visible at the time in of inspection and in perpetuity. She has no concerns with this proposal.</p> <p>Pohl – The structure shouldn’t get larger. He’s okay as proposed.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Dutra, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #	HDC2022-03-6043		

3.	Steven Busch	03-6057	8 Grand Avenue	Demo chimney	73.3.1/118	Zoran Milovski
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	Welch, Dutra					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (6:59)	Not opened at this time.					
Motion	Motion to Hold for representation. (Coombs)					
Roll-call Vote	Carried 5-0//Camp, Thornewill, McLaughlin, Coombs, and Pohl-aye				Certificate #	HDC2022-03-6057
4.	God Bless Dad, LLC	03-6059	76 Baxter Road	New pool	49/42	Atlantic Landscaping
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra, Thornewill					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (7:52)	Backus – Applicant requested this be held for Thursday.					
Motion	Motion to Hold for Thurs. Coombs)					
Roll-call Vote	Carried 51-0//Oliver, Camp, McLaughlin, Coomb, and Pohl-aye				Certificate #	
5.	Marc Knight	03-6046	60 Nobadeer Avenue	Rev. COA: add roof walk	88/10	Permit Plus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Mark Poor, Permits Plus					
Public	None					
Concerns (7:00)	Poor – Presented project. Oliver – She has no concerns, but the roof walk isn't drawn properly; the posts should be running through. Camp – No concerns. Coombs – This age of structure doesn't normally have a roof walk. McLaughlin – Due to remote location he has no concerns.					
Motion	Motion to Approve through staff with corrected drawings showing the posts running through. (Oliver)					
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye				Certificate #	HDC2022-03-6046
6.	Mariocha Krishnamurti	03-6011	17 Milk Street	Front door color change	42.3.3/86.1	Mariocha Krishnamurti
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Dutra, Thornewill					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (7:04)	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 #	
7.	6 Clara Drive, LLC	03-6038	6 Clara Drive	Fencing and driveway	66/283	Elaine Johnson
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra					
Alternates	Welch, Thornewill					
Recused	Oliver					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Elaine Johnson					
Public	None					
Concerns (7:05)	Johnson – Presented project; existing plants are old and in poor shape; at a future date, the owners intend to install a pool, so the post and wire is proposed because it meets the pool code. Camp – The application should show the vegetation that will be kept and any proposed plantings. Dutra – No concerns. McLaughlin – No concerns. Coombs – The post and wire fence is atypical and completely visible; it should be embedded within vegetation. Pohl – The posts are shown as 4X6 and too close together; they should be 4X4 and farther apart.					
Motion	Motion to Hold for a complete planting plan. (Camp)					
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Coombs, Camp, and Pohl-aye				Certificate #	

8.	Cliff Lane 81, LLC 03-6060	81 Cliff Road	White picket fence	30/165	Garden Group
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch, Thornewill				
Recused	Pohl				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:19)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Dutra-aye			Certificate #	
9.	Eileen Harkness 03-6064	5 Gardner Perry Lane	Add prch, sklght&rmve shtrs	55/32.1	Thornewill Design
Voting	Camp (, McLaughlin, Coombs, Oliver, Dutra				
Alternates	Welch				
Recused	Pohl, Thornewill				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (7:20)	Thornewill – Presented project; there is structure between this and Atlantic Avenue. Backus – Read HSAB comments 4/25: It looks large as a gabled roof. A shallower pitched hip roof would be a little softer and shifting it a little to the left would provide more space around the door. Circa 1983 infill in the OHD. It's sad to see the unique blue shutters go. Asked if the sidelight might be visible from Atlantic Avenue. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Dutra, Coombs, McLaughlin, Oliver, and Camp-aye			Certificate #	HDC2022-03-6064
10.	James Chapman 03-6050	10 Angola Street	Driveway/apron	55.4.4/79	Viktoriya Keltz
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:27)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
11.	Nick and Kacie Pappas 03-6067	7 Beaver Street	Alterations/additions	55.1.4/82	Val Oliver
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	Dutra				
Recused	Oliver, Camp				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (7:28)	Oliver – Presented project; asked to hold for revisions. Backus – Read HSAB comments 4/11: West elevation center window should remain in original location. The west addition is too narrow; widening toward the north would lower the plate and preserve the 2 windows just to the south. It could also enlarge 6” or so to the west to create a break in the lower west wall. The new windows in the addition (west and south) are too close together and should change to one window. The new north gable should have a steeper roof pitch. The hipped roof porch needs an exposed porch beam of roughly 9 or 10” in height. HSAB would like to see revisions Circa 1839, typical Nantucket. West elevation, the 2 nd -floor window should remain in its original location. Thornewill – On the addition’s south and west elevations, the 1 st -floor sills and headers don’t align with the existing thus creating a lot of wall space between the 1 st & 2 nd floors. Okay with the hipped roof. She has no concerns about the roof pitch; it won’t be visible. McLaughlin – No comments. Welch – Agrees about the window header heights. West elevation, suggested the 3 rd window on the left “A” being smaller; suggested spreading out the 8-over-8s. He prefers the hipped roof on the addition. Coombs – She likes Mr. Welch’s suggestion. Pohl – He agrees with Mr. Welch – The 2 1 st -floor south elevation window head heights should match the other 1 st -floor windows on the south elevation. West elevation, the 2 windows should also go up and change the 3 rd window into something else to reconcile the head heights.				
Motion	Motion to Hold for revisions and to go back to HSAB. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye			Certificate #	

12. Alex Woodley	03-6065	1 Newtown Court	New dwelling	55/210.1	Val Oliver
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	Dutra				
Recused	Oliver, Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (7:44)	<p>Oliver – Presented project; 25’5” tall, 38X26.5. natural-to-weather trim with black sash, door, and roof. Thornewill – East 2nd-floor windows could get taller; they seem squat. McLaughlin – No concerns. Coombs – Agrees with Ms. Thornewill. Welch – Agrees.</p>				
Motion	Motion to Approve through staff with the front 2nd-floor windows to be taller by 4”. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye			Certificate #	HDC2022-03-6065
13. Alex Woodley	03-6066	1 Newtown Court	New garage apartment	55/210.1	Val Oliver
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	Dutra				
Recused	Oliver, Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (6:47)	<p>Oliver – Presented project; height 24’10”; same colors. McLaughlin – The garage door crossbucks should be on the inside. Thornewill – The deck is very narrow; it should be wider. Welch – He agrees with Ms. Thornewill. The height could be reduced by lowering the main pitch 11/12; though he has no concerns about the height due to its location. Coombs – This is only 1’ shorter than the main structure; she’d like another 1 to come off the height since it’s a garage. Pohl – Agree no cross bucks on the garage door.</p>				
Motion	Motion to Hold the 2nd-floor deck extended past 2nd-floor the egress door and removing the crossbucks on the garage. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye			Certificate #	HDC2022-03-6066
14. Helen Dubois	03-6070	5 Stone Post	New pool/spa/fencing	14/80	KM Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:56)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried //Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2022-03-6070
15. Francis Farrell	04-6074	4 Westmoor Lane	New cottage	41/12	Francis Farrell
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	John Cazayoux Francis Farrell				
Public	None				
Concerns (7:56)	<p>Cazayoux – Presented project. No concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye			Certificate #	HDC2022-04-6074

16. Greg & Mary Ferguson **04-6076** 50 Hulbert Avenue Renew: garage/studio&mods 29/62 Normand Residential

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates Welch, Dutra, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Ben Normand, Normand Residential
 Public None
 Concerns (8:01) **Normand** – Presented project.
Backus – Read HSAB comments 4/11: The glass-paned doors are too formal this close to Hulbert Ave. Lower the shingle line roughly 30” or so. Micky Rowland recused.
 Main house is circa 1930.
Oliver – There are glass-paned doors across the street. She has no concerns with the north elevation shingle line brought down lower.
 Consensus concurs.
 Motion **Motion to Approve through staff with the north elevation shingle-line brought down. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2022-04-6076**

17. Richard Wolfe **04-6075** 68 Washington Street Replace wndws w/ French dr 42.2.3/15 Chris Wolfe

Voting Pohl, Camp, McLaughlin, Coombs, Dutra
 Alternates Welch, Thornewill
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Christopher Wolfe
 Public None
 Concerns (8:05) **Wolfe** – Presented project.
Backus – Read HSAB comments 4/25: Blinds between the glass panes is not appropriate. This should be a traditional wood French door with a kick panel.
 Circa 1960 contributing within the OHD. She agrees with a 12-light or 15-light French with kick panel.
Camp – She prefers what’s there; but the French doors should have kick panels and no shades between the panes.
Coombs – HSAB were appalled by the blinds between glass; she agrees they should be traditional French door with a kick panel; suggested one traditional French door with a window.
McLaughlin – No comments.
Dutra – He agrees.
 Motion **Motion to Approve through staff with traditional 8-light French doors with kick panel and no shades. (Camp)**
 Roll-call Vote Carried 5-0//Dutra, Coombs, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2022-04-6075**

18. Robert Graves **04-6094** 23 Appleton Road Driveway mtl chng- concrete 66/399 Sanne Payne

Voting Pohl, Camp, McLaughlin, Coombs, Oliver
 Alternates Welch, Dutra, Thornewill
 Recused None
 Documentation Landscape plans, site plan, and photos.
 Representing Sanne Payne
 Public None
 Concerns (8:13) **Payne** – Presented project.
Oliver – No concerns.
McLaughlin – No concerns
Camp – It seems like a lot of concrete; she’d like some greenery along the fence to break up the concrete. She’d like to see a site plan clearly showing what the right side of the drive will look like.
Coombs – It needs something around the asphalt “wad” in the middle. Agrees with leaving room to add some greenery.
Pohl – The concrete is proposed to be only the width of the garage; it will look like a driveway.
Backus – Would like to know if the neighbors have a special permit to have 2 driveways and if there is an easement document.
 Motion **Motion to Hold for information and a clear design of the right side. (Camp)**
 Roll-call Vote Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye Certificate #

19. Elin Hildebrand 04-6117	60 Crooked Lane	Detail changes.	41/198	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch, Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:24)	MacEachern – Presented project. McLaughlin – Asserts this is visible; the brackets should be straight. No others have concerns due to lack of visibility.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye	Certificate #	HDC2022-04-6117	
20. 88 Pocomo, LLC 04-6092	88 Pocomo Road	New guest house	15/42	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:29)	MacEachern – Presented project; received Conservation Commission approval to add fill; the elevations show the existing topography. McLaughlin – The cupola should be eliminated. The gable end overhangs are too heavy. Coombs – She’s okay with the east elevation façade. It feels long but is very simple. She’d like to see the main house. She finds having pools on properties right on the harbor is very odd. Oliver – She doesn’t want to make comments on this until she sees the main house. Camp – She’s okay with the proposal. Asked how much the grading will change. Pohl – This site is difficult; from the public way, you see the taller sides of everything; likes looking at the single-story piece. Suggested, on the east elevation, drop the roof so that the 1-story west elevation is the 1 st think you see coming into the site.			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #		
21. Jerry Miller 04-6093	63 Boulevarde	New garage	79/212	Emeritus
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	Camp, Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:44)	MacEachern – Presented project; would prefer a shallower pitch on the main gable. Thornewill – Reduce the main pitch to 10/12. Welch – Agrees with Ms. Thornewill. Coombs – Also agrees; that would bring the height down some. It’s 26’2”, which is high for a garage. McLaughlin – The brackets should be straight at 45 degrees.			
Motion	Motion to Approve through staff with 10/12 pitch on the main gables and brackets to be straight. (Thornewill)			
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Coombs, Thornewill, and Pohl-aye	Certificate #	HDC2022-04-6093	
22. 2 Chestnut, LLC 04-6091	2 Chestnut Street	Color change	42.3.1/69	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:50)	MacEachern – Presented project. Backus – Read HSAB comments 4/25: HSAB would like to see a large sample board made and displayed on the building for a view. Greek revival post 1846. Agrees a view with the sample board would be helpful. Pohl – He likes HSAB’s idea of a sample-boards tacked to where the colors will go for a view.			
Motion	Motion to View with a mounted color sample board. (Camp)			
Roll-call Vote	Carried //Oliver, McLaughlin, Coombs, Camp, and Pohl-aye	Certificate #	HDC2022-04-6091	

Rest held for Thursday

HDC Minutes for April 26, 2022, adopted May 17

23. Housing Nantucket 04-6101	31 Fairgrounds Road	Solar and carport	67/149	Jardins Intl.
24. Candlewick CornerVttAck, LLC 04-6106	120 Old South Road	New commercial bld	68/969	CWA
25. Candlewick CornerVttAck, LLC 04-6105	122 Old South Road	New commercial bld	68/969.1	CWA
26. Candlewick CornerVttAck, LLC 04-6104	124 Old South Road	New commercial bld	68/969.2	CWA
27. 55 Eel Point Holdings, LLC 04-6096	55 Eel Point Rd	New garage apartment	32/47	Botticelli + Pohl
28. Stark Point, LLC 04-6109	16 Easton Street	Move off/ demo MH	42.1.4/11	Botticelli + Pohl
29. Stark Point, LLC 04-6110	16 Easton Street	Move off/demo garage	42.1.4/11	Botticelli + Pohl
30. Stark Point, LLC 04-6118	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
31. Stark Point, LLC 04-6120	16 Easton Street	New garage	42.1.4/11	Botticelli + Pohl
32. Stark Point, LLC 04-6119	16 Easton Street	New cottage	42.1.4/11	Botticelli + Pohl
33. Stark Point, LLC 04-6121	16 Easton Street	New gym	42.1.4/11	Botticelli + Pohl
34. Island Living, LLC 04-6113	2B Longwood Drive	New main house	71/13.4	JB Studio
35. Island Living, LLC 04-6111	2B Longwood Drive	New guest house	71/13.4	JB Studio
36. Island Living, LLC 04-6112	2B Longwood Drive	New pool	71/13.4	JB Studio
37. Steven & Marian Wilson 04-6123	5 Surfside Road	Addition with lift	55-253	LINK
38. ACKLifesaving Museum	158 Polpis Road	Window replacement	27/28	LINK
39. Jean Moran 01-5621	4 Washington Avenue	New pool	60.2.4/65	Jon Paul Couture
40. Jean Moran 01-5620	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
41. Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
42. Nantucket Shire, LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
43. Nantucket Shire, LLC	30 Dukes Road	Move shed and addition	56/189	Linda Williams
44. N.T. Historical Assoc. 02-5779	7 Fair Street	Replace windows	42.3.1/50	Linda Williams

X. OLD BUSINESS 04/19/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Melissa Sperau 12-5433	21 Bank Street	Rev. 72714: 2nd floor adtn	73.1.3/57	Gryphon Architect
2. K225, LLC	126 Main Street	Move on site & renovations	42.3.3/98	JB Studio
3. 20A Bishops Rise 01-5590	20A Bishops Rise	Garage	40/127	Topham Designs
4. 20A Bishops Rise 01-5594	20A Bishops Rise	New pool	40/127	Topham Designs
5. 20B Bishops Rise 01-5591	20B Bishops Rise	Main house	40/127	Topham Designs
6. 20B Bishops Rise 01-5597	20B Bishops Rise	New garage/studio	40/127	Topham Designs
7. 20B Bishops Rise 01-5593	20B Bishops Rise	New pool	40/127	Topham Designs
8. Scott Dehm 02-5644	8 Ash Street	Addition & shift arbor	42.4.2/94	SCI
9. Cordts-Pearce 02-5742	76 Pleasant Street	Addition	55/367	JB Studio
10. 41 Monomoy Rd, LLC 03-5883	41 Monomoy Road	New dwelling	54/79.1	Emeritus
11. 88 Pocomo Rd, LLC 03-5885	88 Pocomo Road	New dwelling	15/42	Emeritus
12. Tack3, LLC 10-4863	26 Washington Street	Addition & remove balcony	42.3.2/23	CWA
13. Ocean Dojo, LLC 03-5847	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscape
14. Hoehn-Saric 10-4865	34 Easton Street	New dwelling	42.1/14/18	CWA
15. Eleven Lincoln Trust 08-4451	32 Jefferson Street	Addition	30/132	Botticelli + Pohl

X. OTHER BUSINESS

Approved Minutes	April 12 & 14, 2022
Motion	Motion to Approve. (Camp)
Roll-call vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye
Review Minutes	April 19 & 21, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, April 28th @ 1:00 pm Hybrid – Zoom & 2 Fairgrounds Rd, Conference Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	<p>Oliver – Annual Town Meeting (ATM) is on Monday, May 2nd; HDC’s legislation is under the gun. If Article 80 passes, it sets a precedent to change our enabling legislation every time we make an unpopular decision. We need someone to defend us at ATM.</p> <p>Backus – She was asked by Acklimate about the Town’s stance on solar; she’s prepared to represent HDC at ATM.</p> <p>Pohl – Wants this on Thursday’s agenda for a proper discussion</p> <p>Welch – This is a topic not reasonably anticipated 48 hours in advance and so can be posted on the agenda.</p>

List of additional documents used at the meeting:

1. Draft minutes as listed
2. Warrant Article 80 (Home Rule Petition: Historic District Commission - Solar)

Adjournment:

Motion **Motion to Adjourn at 9:01 pm. (McLaughlin)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council