



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Monday, May 3, 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 4:32 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill
 Absent Members: Dutra
 Late Arrivals: Camp, 4:34 p.m.; Oliver, 7:38 p.m.
 Early Departures: Oliver, 8:25 p.m.; Camp, 9:00 p.m.

Agenda adopted by unanimous consent.

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

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

I. PUBLIC COMMENT

None

II. NEW BUSINESS (04/06/21)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Tim Demasi 04-3424	3 Gladlands Avenue	New dwelling	80/234	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns	<p>MacEachern – Presented project; height 26’9”; white trim and sash; the South elevation shed dormer is wider than the North elevation dormer.</p> <p>McLaughlin – North elevation, the front door should be a traditional design. South elevation, this has too many French doors; left 1st-floor roof pitch should be 7/12. East elevation, the left deck should be no more than 8 feet deep.</p> <p>Camp – Agrees about the front door; sidelights would be appropriate in this style.</p> <p>Coombs – North elevation, the roofwalk is odd; it’s all on the shed dormer roof and looks like the shed dormer was made to hold the roofwalk; the shed dormer should be smaller with windows equally spaced across it; 1st-floor triple ganged should be separated and should be “A” windows. East elevation 2nd floor will be visible from Surfside Road. South elevation, she’s okay with 4/12 pitch on the porch roofs; okay with all the sliding doors if they can’t be seen.</p> <p>Thornewill – It’s good looking, and she appreciates the height. The roofwalk looks massive and it’s not typical to be on a dormer; likes that the roofwalk breaks up the ridge; suggested reducing the size of the roofwalk.</p> <p>Pohl - Roofwalk posts should be continuous; skirt should be natural to weather. Likes increasing the pitch and raising the rear porch roof some.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	

2. Deidre Hamling 04-3425	8 Lowell Place	Demo building	41/508	Topham Design
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (4:48)	<p>Topham – Presented project; circa 1960s;</p> <p>Backus – Read HSAB comments from 4/5: requested anything salvageable to be saved. She would like as-built plans for this to be put into the file.</p> <p>Coombs – For the records, we should have the letter from whoever made the determination of its conditions.</p> <p>McLaughlin – No comments about the demolition.</p> <p>Camp – She’s okay with this but wants anything that takes its place to have similar lines and simplicity.</p> <p>Welch – He agrees with what’s been said: the engineer letter to complete the file and profile of replacement.</p>			
Motion	Motion to Approve through staff with an engineer’s letter reiterating the condition of the structure to be submitted into the files. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, McLaughlin, and Pohl-aye	Certificate #	HDC2021-04-3425	
3. David Berson 04-3382	6 Hedge Row	Dormer + shed addition	73.3.2/87	SMRD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Steve Roethke, Steve M. Roethke Design			
Public	None			
Concerns (4:58)	<p>Roethke – Presented project; a Gwen Thorsen design; west elevation is screened from Underhill Lane by a 10’ privet hedge; willing to keep the chimney; open to enclosing the stairs but they work better outboard.</p> <p>Backus – Read SAB comments from 4/12: circa 1980s; leave central mass alone; right seems tall and staircase awkward though existing; front dormer doesn’t help; changes take away symmetry; based on photos, stairs might be visible; balcony against guidelines; rear symmetry thrown off, but chimney helps mitigate the higher ridge.</p> <p>Coombs – Wants the chimney kept. North elevation, the little doghouse dormer looks out of place but is okay; the deck stairs could use a shingled wall to screen it and still be left open to the air. East elevation is very simple. South elevation, the staircase is under discussion. West elevation, likes the idea of a shingled wall behind the stairs.</p> <p>McLaughlin – West elevation, the stairs should be against the house.</p> <p>Camp – West elevation, the far-left 2nd-floor window should be a 6-over-6 with a 2-over-2 in the eave. The chimney really helps and should be kept. Likes the original design of the north elevation.</p> <p>Thornewill – The new dormer seems heavy as seen from the front and side; it overhangs the porch roof and its ridge shouldn’t meet the main ridge. Agrees with what’s been said about fenestration and stairs. She’d like to see how the stairs look with a shingled wall. The plate height of the new dormer is taller than the other dormers and should be dropped.</p> <p>Pohl – The overall projection of the new west-elevation porch is no more than the existing deck. Okay with the asymmetry. The new gable dormer does look heavy and should be pulled back from the porch eave; the existing dormers are all pushed back from the eaves.</p>			
Motion	Motion to Hold for revision. (Thornewill)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Thornewill, and Pohl-aye	Certificate #		
4. KMC Ventures, LLC 04-3488	34 Morey Lane	Garage renovations	73.3.2/60	Pavlin Vitanov
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Pavlin Vitanov, caretaker			
Public	None			
Concerns (5:19)	<p>Vitanov – Presented project; the hedge is being treated and added to for a dense, healthy hedge.</p> <p>Backus – This is contributing and associated with the The Breezes, which is an 1892 dwelling; she asked for a photo of the view from Morey Lane. Read SAB comments from 4/26: good idea to keep; recommend a single French door over the 3 bi-fold doors; possibly visible through the hedge.</p> <p>Camp – Okay with the screening from Morey Lane; commendable they are keeping and renovating this.</p> <p>Coombs – Clarified changes to the north elevation. Glad they are keeping this little building.</p> <p>McLaughlin – No comments at this time.</p> <p>Welch – Appreciates they are keeping the structure. Okay with the fenestration due to limited visibility.</p>			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Camp, and Pohl-aye	Certificate #	HDC2021-04-3488	

III. OLD BUSINESS 4/20/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Loftus 03-3092	8 1/2 Evergreen Way	New dwelling	68/703	Linda Williams
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (5:30)	Williams – Made all the requested changes; height is 26.5'; north elevation center windows are 2-over-1 windows. No concerns.				
Motion	Motion to Approve through staff with front elevation main mass to have 2-over-2 windows. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-03-3092
2.	Sharon Hubbard 02-2943	28 Dukes Road	Pool and hardscape	56/190	Waterscapes
Voting	Coombs (acting chair), Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Gary King, Waterscapes design Sharon Hubbard, owner				
Public	None				
Concerns (5:34)	Hubbard – Reviewed the project; will add a wooden bench to screen from the neighbor; the concrete wall isn't against 26 Dukes; next door there is a newly built home with a pool in front; will have an autocover. Camp – She doesn't see a problem; it's far enough away from the road it won't be visible, and we can add the screening caveat. She would prefer it be turned parallel to the house. Suggested a double line of vegetation along the Dukes Road side of the fence. Thornewill – Appreciates shifting it and the fence and plantings. Welch – Clarified what the red line on the plan indicates: fence and pool equipment. Asked if there is planting proposed for the road-side of the fence (no). He's okay with the pool location; there should be a condition requiring vegetation planted along the fence. Coombs – The chain link fence shown in the photos is really ugly. She'd like to see the patio around the pool with rounded corners and more natural looking.				
Motion	Motion to Approve through staff with the double-line of vegetation from Dukes Road maintained in perpetuity and the fence to be 5-foot board fence with no decorative top. (Camp)				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Camp, and Coombs-aye			Certificate #	HDC2021-02-2943
3.	10 Easy St NT 03-3089	10 Easy Street	Window changes	42.3.1/78	NAG
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:48)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Camp, Coombs, and Pohl-aye			Certificate #	

4. 38 Prospect, LLC 03-3070 38/38R Prospect/Birdsong New main house 55.4.4/80.1 Brook Meerbergen

Voting Pohl, Coombs, Camp, Welch, Thornewill
 Alternates None
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, correspondence, and advisory comments.
 Representing Brook Meerbergen

Henry Euler, formerly 34 Prospect Street, now 11 North Mill Street, prior owner
 Public Meredith Lepore for Dr. Tim Lepore, 46 Prospect Street
 Anne Dewez, 5 Mill Street
 Anne Davis, 16 Mill Street
 Pam Clark, 12 Candlehouse Lane

Concerns (5:49) **Meerbergen** – Reviewed changes made per previous concerns; east elevation dormer not visible. This property has no retaining except for a berm in the back. He did a groundcover comparison with neighborhood lots using assessor’s information; this lot was at the bottom of the list for groundcover.

Backus – Read HSAB comments from 4/26: new main dwelling south elevation gable dormer too wide, make narrower and separate windows; east elevation shed dormer to long, make into 2 dormers.

Euler – Until recently, we owned all this land. Refuted statements that he felt were erroneous. The development plan has a density level, which is less than existing zoning. Asked HDC to review this lot individually.

Lepore – Our concern is that the people who bought this lot, and the ones adjacent to it, will use it as a party house; it has 11 bedrooms and no other house in the area has 11 bedrooms. This isn’t being built to be a summer home. The house is out of character for the neighborhood.

Dewez – 27 of the 36 neighboring families have weighed in on what is happening with these properties; they have submitted letters of concerns to the HDC. We have provided a clear idea of what our neighborhood should be: not a bunch of party rentals. In a development that will have a minimum of 18 structures, HDC has to look at the whole picture and how it will fit in with the family, Quaker neighborhood. Those of us who rent, do so to repeat clients who aren’t short-term renters.

Davis – She’s a historic preservationist; reviewed the history of the Mill Street neighborhood. Houses built with no respect to the existing history will change the character of this historic neighborhood. Also, pools and cabanas will be detrimental to the historic neighborhood.

Clark – Agrees with Ms. Dewez and Ms. Davis. HDC should not lose the perspective of why the Land Bank listened to the neighbors and agreed to preserve the pastoral green property within Town; this submission doesn’t take that into consideration. The area has been clear cut; need to address the hardscaping and landscaping as a whole, not individually.

Pohl – A lot of what was said is germane to HDC; some is not. We do not create a subdivision; it’s unfortunate that it’s popular to rent out houses at a very high rate and that is being dealt with through Town Meeting. He noticed that on the back of the lot, the proposed grade needs to come back to the existing grade where it crosses the property lines, that requires retainage.

Welch – On the grading, it’s not a matter of returning the grade; raising the grade on the house requires retainage along the road. From North Mill Street and from Mill Street, setting is important as viewed among other new homes. The massing is tall; it’s a house on a hill and viewable from North Mill and Mill Street. North elevation, there are complications of grading and fill plus a 28.5’ structure close to the street; the right addition eave line should be lower than the primary eave line and the width should be proportionately smaller; this structure would be more appropriate set further back and the addition having no 2nd-floor and a shed roof. West elevation, which is also visible, is a large tall structure in proximity to Birdsong Lane and relative to what’s around it. This would be approvable in many locations but not here. He had made prior comments, which he didn’t see in the minutes, about massing and additive massing and he’s had those concerns all along.

Coombs – This is too formal for this area; it’s more appropriate for Main Street. North elevation, the right addition is too large. West elevation, the shed dormer windows should be brought in and the dormer reduced; there should be more difference between the addition roofs and the main mass; the massing isn’t sufficiently additive. South elevation, the gable dormer should be smaller; the gable windows to the right should be 6-over-6 and come down or make that a 1-story mass.

Camp – Agrees with what’s been said. She’d like to see a less dense proposal; if every lot looks like this, that will change this harmonious, historic neighborhood forever. This building is very square and too formal; would prefer a 1.5 story with massing telescoping toward the back.

Thornewill – Appreciates the changes but they aren’t enough. There’s a lot that could be done to reduce the height. Agrees about the formality and north elevation massing and the lack of rear additive massing. There are a number of stairwells to the basement, which she questions. Appreciates the distance between buildings on the lot.

Pohl – Most of his concerns have been expressed. Back to the grading, the return as drawn in will make this look like a mounded site; should stay with the existing sloping grade. South elevation, the gable dormer is very wide in relation to the two windows.

Motion **Motion to Hold for revisions. (Coombs)**

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

Certificate #

5.	38 Prospect, LLC 03-3099	38/38R Prospect/Birdsong	New 2 nd dwelling	55.4.4/80.1	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
	Henry Euler, formerly 34 Prospect Street, now 11 North Mill Street, prior owner				
Public	Meredith Lepore for Dr. Tim Lepore, 46 Prospect Street				
	Anne Dewez, 5 Mill Street				
	Anne Davis, 16 Mill Street				
	Pam Clark, 12 Candlehouse Lane				
Concerns (6:28)	<p>Meerbergen – Reviewed changes made per previous concerns; height brought down 1’ from original.</p> <p>Backus – Read HSAB comments: windows beside sliding barn door confusing; explore options; south elevation 2nd-floor, remove small windows so the single remaining window will be more barnlike simplicity. Suggested looking into a lean-to type structure as opposed to gable.</p> <p>Welch – The building cross sections regarding grading are helpful. It could come down more. North elevation, the barn doors are more aesthetic as opposed to a garage entry. This is 23’9”, which is a tall structure especially relative to its setting and the main house; suggested taking 1 foot off or more the 2nd floor and reducing the roof pitches. This structure is less than appropriate. Suggested taking something out of the 34’ length. Part of what you will be doing with the main structure will drive his final comments on this.</p> <p>Coombs – This should not be over 22’. Agrees with HSAB about the south elevation 2nd-floor windows. It has to come down and the gables reduced; there is no additive massing. On the application, it says this is a second dwelling; if he wants it to be a barn, label it as such since the regulations for each are different.</p> <p>Camp – North elevation, she’d like the height brought down; this is the size she’d like to see for the main house. It should have working garage/barn doors. West elevation is very mundane looking for a historic neighborhood. South elevation is chaotic, and nothing seem to go together. East elevation is also mundane. There is no additive massing. Only the north elevation reads as a barn.</p> <p>Thornewill – She thinks the west elevation is the most successful. The north elevation doesn’t look like a barn to her. Reduce the fenestration to look more like a barn. The hipped roofs aren’t “barnish”.</p> <p>Pohl – Agrees with Mr. Welch that we need to get the aesthetics of the main house down. He’s okay with the simplicity; the use of the plank frames will help it be quiet and refined.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye			Certificate #	
6.	38 Prospect, LLC 03-3094	38/38R Prospect/Birdsong	Shed	55.4.4/80.1	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
	Henry Euler, formerly 34 Prospect Street, now 11 North Mill Street, prior owner				
Public	Meredith Lepore for Dr. Tim Lepore, 46 Prospect Street				
	Anne Dewez, 5 Mill Street				
	Anne Davis, 16 Mill Street				
	Pam Clark, 12 Candlehouse Lane				
Concerns (6:41)	<p>Meerbergen – Reviewed changes made per previous concerns; the drawing shows the rolling doors partially open to indicate there are no glass panels behind them.</p> <p>Backus – Read HSAB comments: no concerns. She appreciated reduction in height and change in doors.</p> <p>Welch – He has no concerns about the architectural elements. It does have to be viewed in context with the other two structures.</p> <p>Camp – She is hesitating because of the density of the lot; we should think of it as a whole. Doesn’t see why it has to be 20’ long.</p> <p>Coombs – She’d like to see it smaller. It should track with the main house.</p> <p>Thornewill – Appreciates the changes; it could be a little shorter.</p> <p>Pohl – Architecture is fine. It should track.</p>				
Motion	Motion to Hold to track with the main house. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye			Certificate #	

7.	38 Prospect, LLC 03-3037	38/38R Prospect/Birdsong	Water feature	55.4.4/80.1	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
Public	Henry Euler, formerly 34 Prospect Street, now 11 North Mill Street, prior owner Meredith Lepore for Dr. Tim Lepore, 46 Prospect Street Anne Dewez, 5 Mill Street Anne Davis, 16 Mill Street Pam Clark, 12 Candlehouse Lane				
Concerns (6:47)	<p>Meerbergen – Reviewed changes made per previous concerns; this Board is not Zoning so the depth of the water feature is irrelevant in this hearing; the picket fence is 3’ tall.</p> <p>Backus – Read HSAB comments: this may meet zoning regulations, but it is still a pool and should not be permitted unless greatly reduced in size.</p> <p>Lepore – Pools aren’t allowed, and this is still a pool; a water feature should be in the garden. This is a sneaky way to get a pool.</p> <p>Dewez – The rules for water features in ROH are very clear, a maximum of 150 square feet and no more than 1000 gallons. At these dimensions, this cannot be more than 1-foot deep and would be a large reflecting pool.</p> <p>Coombs – This is inappropriate for this area; a water feature is normally 1’ to 2’ deep with plantings around it; it’s not set in a deck. Whether or not we can see it, we need to keep this houses part of the streetscape and family living along Mill Street. Asked how deep it is.</p> <p>Camp – We’re looking at the water feature; asked if there will be an application for hardscaping. She’s against water features in the historic district.</p> <p>Welch – Granularity is appropriate in this case. He’s not going to get into the location or shape because he wants to see what will happen to the main structure.</p> <p>Thornewill – Any sort of pool or spa approved now will set a precedent for the rest of this development. If this were a hot tub on the porch, we could approve it; as proposed, this is not appropriate for this neighborhood.</p> <p>Pohl – HDC is concerned about the visibility from a public way. Depth is a zoning matter. The height of the fence needs to be noted on the plans and where walkways. Shrubs, and parking will be.</p>				
Motion	Motion to Hold to track with the main house and more details on the landscaping and hardscaping. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Welch, Thornewill, Coombs, and Pohl-aye			Certificate #	
8.	MAG Ventures 03-3168	30 Devon Street	MH new dwelling	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (6:59)	<p>Bencat – Read into the record a letter from Irakli Jibladze, owner. Reviewed changes made per previous concerns; 87’ long and ridge is 29’1” from grade.</p> <p>McLaughlin – Windows are proportionately separated. Anything above the 1st floor will be visible.</p> <p>Thornewill – Appreciates the changes made. South elevation, the left and right shed dormers should read the same as the central gable; the stairs seem excessive but probably aren’t visible. The chimney maybe should be more centrally located.</p> <p>Coombs – This is a good building and appreciates the changes; compared to what else is out there, this fits in. Suggested another strip of trim around the front door. South elevation, 2nd-floor eave could be brought down to sit on the door and window headers.</p> <p>Welch – Agrees with Ms. Thornewill about the dormer alignment. North elevation, this is about 9’ longer than 4 Parsons and most of that is in the connector piece and looks elongated. Bring the connector ridge down more or create more continuity between the shed dormers. There are a lot of large buildings out there.</p>				
Motion	Motion to Approve through staff north and south elevation left and right shed dormer eaves lower to track the details of center dormer and the center ridge lowered slightly. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-03-3168

9. MAG Ventures 03-3252	30 Devon Street	GH new dwelling	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:23)	<p>Bencat – Reviewed changes made per previous concerns.</p> <p>Welch – This is approvable as is. Pointed out on the north elevation dormer the relation of the eaves to the headcasing and how it reads well. West elevation, stair location is atypical, but this is approvable.</p> <p>Thornewill – Agrees with Mr. Welch.</p> <p>McLaughlin – West elevation, the stairs are too long and should wrap around. East elevation, the front door should be a typical front door.</p> <p>Coombs – This is approvable; it should be 22’ tall but that might not be noticeable.</p>			
Motion	Motion to Approve due to limited visibility of the west elevation stairs. (Welch)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye	Certificate #	HDC2021-03-3252	
10. MAG Ventures 04-3418	30 Devon Street	Cabana/ODS/ pergola	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (time)	<p>Bencat – This was held to track with the main house.</p> <p>Welch – Suggested adding a gable over the doors on the north and windows on the south.</p> <p>Coombs – This is alright.</p> <p>McLaughlin – There might be some visibility from Devon Street.</p> <p>Thornewill – The pergola is a little heavy and takes away from the simplicity, but it’s okay due to lack of visibility.</p> <p>Pohl – He appreciates Mr. Welch’s comment about the gable but doesn’t think it’s necessary.</p>			
Motion	Motion to Approve as submitted or with the option of north and south gable ends. (Welch)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye	Certificate #	HDC2021-04-3418	
11. MAG Ventures 03-3169	30 Devon Street	Pool	76.4.2/1	JB Studio
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	Oliver			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (7:29)	<p>Bencat – Reviewed changes made per previous concerns.</p> <p>Thornewill – This won’t be visible.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Thornewill, Coombs, and Pohl-aye	Certificate #	HDC2021-03-3169	
12. Justin Brooks 03-3112	15 Correia Lane	New dwelling	80/56	Val Oliver Design
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver Design			
Public	None			
Concerns (7:38)	<p>Oliver – Reviewed changes made per previous concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Welch, Coombs, and Pohl-aye	Certificate #	HDC2021-03-3112	

13. Justin Brooks	03-3113	15 Correia Lane	New garage/studio	80/56	Val Oliver Design
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (7:44)	Oliver – The driveway changed allowing this to be shifted so as not be in front of the house. No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2021-03-3113
14. Nathan Cressman	03-3280	7 Weetamo Road	Addition/alteration	15/48	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (7:45)	Paul – Designed by Gwen Thorsen; reviewed changes made per previous concerns and 3 cupola options. Coombs – Can't decide between options K & L. West elevation looks weird with no 2 nd -floor window in the 2-story gable; if it's not visible, she's okay with it. South elevation, all the windows are mullied with more window than wall. McLaughlin – North elevation, the front door should have single sidelight. The cupola is inappropriate. Camp – She likes the option L cupola. Oliver – She has no concerns if the front deck can't be seen. Likes the option L cupola; it balances out the house.				
Motion	Motion to Approve with the larger option L cupola and we find the front door acceptable because it's replacing 2 French doors. (Oliver)				
Roll-call Vote	Carried 4-1//Camp, Coombs, Oliver, and Pohl-aye; McLaughlin-aye			Certificate #	HDC2021-03-3280
15. James Wilson	03-3211	1 Appleton Road	Rooftop Solar	66/388	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, 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 (7:56)	Carruthers – Reviewed changes made per previous concerns. No concerns.				
Motion	Motion to Approve. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-03-3211
16. Stuart Hendrin	02-2941	43 Kendrick Street	MH new dwelling	76.4.3/31	CWA
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (8:00)	Webster – Reviewed changes made per previous concerns and photos supporting minimal visibility of the south elevation; main ridge height is 29'10"; a couple of meetings back, this was viewed with poles; willing to eliminate the south elevation dormer, change the front door, and put in double-hung windows on the south elevation 2 nd -floor. Camp – Fenestration is frightening. The 2 nd -floor fenestration has to be modified; the roofwalk sitting on the south elevation dormer needs to change. McLaughlin – The front door is inappropriate. South elevation, the three large 2 nd -floor windows should be double hung to match the rest of the house. Oliver – Agrees with what's been said; this looks like a commercial structure and we will see the 2 nd floor. South elevation, the dormer-roofwalk connection is not approvable, and the dormer should go away; none of the windows relate. Agrees there should be a more traditional front door. Welch – Nothing to add. Coombs – The 2 nd floor is too busy.				
Motion	Motion to Approve through staff with the front door to be 6-panel with sidelights; south elevation 2nd-floor windows in main mass each to go to 2 "A" double-hung windows and removing dormer and rail on 3rd floor. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Welch, and Coombs-aye			Certificate #	HDC2021-02-2941

17. Stuart Hendrin	02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (8:19)	<p>Webster – Reviewed changes made per previous concerns.</p> <p>Oliver – This is too weird.</p> <p>No others have concerns.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 4-1//Camp, McLaughlin, Welch, and Coombs-aye; Oliver-nay			Certificate #	HDC2021-02-2942

18. Karen Urban	03-3216	33 Main Street, Sias	Pool	73.4.2/34	David Troast
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch				
Recused	Oliver				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	David Troast				
Public	None				
Concerns (8:24)	<p>Troast – Reviewed changes made per previous concerns; this was held for a viewing; it has an autocover.</p> <p>Backus – The structure is individually significant circa 1848. Read SAB comments: extra screening noted and appreciated; overall concern is that pools are out of character for Main Street ‘Sconset.</p> <p>Thornewill – It’s a bummer to have pools on Main Street in ‘Sconset., but this shows good screening.</p> <p>Coombs – Putting a pool right next to the edge of the old historic district is inappropriate and will be seen from the old water tower. Doesn’t know how the one across the road got approved. Read the HDC mission; don’t tell her zoning overrides the HDC.</p> <p>Camp – It’s nicely planned; but, she’s with SAB’s statement pools are out of character here. She’s afraid of setting a precedent and can’t support this.</p> <p>McLaughlin – If this is adequately screened, it is approvable; the proposed plan doesn’t show adequate screening. Wants to view this.</p> <p>Pohl – They are going out of their way to screen this, and we can append the motion with the screening caveat. This was already on the view list; it’s unfair to the applicant to hold it for a view again; there was plenty of time for commissioners to view this. If this weren’t allowed by zoning, Mr. Troast wouldn’t be applying for it. He feels the applicant has demonstrated this is screened from any public way.</p>				
Motion	Motion to Approve due to distance from the road and that another pool has been approved closer to Main Street with adequate screening and with the pool not to be visible from any public way at time of inspection and thereafter in perpetuity. (Thornewill) Not carried 2-3//Thornewill & Pohl-aye; Coombs & Camp-nay; McLaughlin abstain.				
Roll-call Vote	Carried 4-0//McLaughlin, Coombs, Camp, and Pohl-aye; Thornewill lost internet connection			Certificate #	

19. Gordon C. Russell 02-2898	3 School Street	Addtn, rfwlk, clpbrd	42.3.2/125	Flavin Architects
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Colin Flavin, Flavin Architects Gordon Russell, owner			
Public	Jenny Baldock, 2 School Street Suzanne Kiendl, Barnacle Inn, 3 Lucretia Mott Lane			
Concerns (8:51)	<p>Flavin – Reviewed changes made per previous concerns; the south elevation 6-over-6 window is existing.</p> <p>Backus – Read SAB comments from 4/26: east elevation dormer “H” window too wide with square panes; should be narrower.</p> <p>Baldock – The massing has grown dramatically by raising the roof. Her main objection is the west elevation 2nd-floor deck, which is about 3 stories above Lucretia Mott Lane, and the 2 French doors. From School Street, 3 doors in a row are visible.</p> <p>Kiendl – This is too much; the 2nd-floor deck has a non-historic look and is 3 floors above the road.</p> <p>Welch – Appreciates the removal of the roofwalk and the window changes. West elevation, the deck should be shallower though it is not typical in historical structures and should be much smaller. East elevation, if the skylight is more than 26”, add a vertical muntin.</p> <p>Coombs - South elevation, all windows are 12-over-12 except for one 6-over-6. West elevation, the 2nd-floor deck looks into the Barnacle Inn.</p> <p>Thornewill – Appreciates the changes made; though the ridge is higher, the fenestration is better. The west elevation 2nd-floor deck is tucked in and has a shingled railing, so it won’t stand out.</p> <p>McLaughlin – No comments.</p> <p>Pohl – The panes should be vertically oriented in the east elevation “H” dormer window. Need to cover the copper flashing with cedar.</p> <p>Russell – We pared back the 2nd-floor deck to be invisible from any public way; it’s already diminimis in size.</p>			
Motion	Motion to Approve through staff with the east elevation 6-over-6 dormer window to be an 8-over-8; put a vertical muntin in the north elevation skylight; bring the rear deck back 2 feet; and the rear deck to have a natural to weather cedar cap versus a copper cap. (Welch)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye		Certificate #	HDC2021-02-2898

Rest held for Thursday, May 6.

20. Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
21. M. Currie + D. Southey 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman

IV. NEW BUSINESS 4/27/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	5 Sherburne Way, LLC 04-3595	5 Sherburne Way	New dwelling	30/38	Botticelli + Pohl
2.	3 Sherburne Turnpike, LLC 04-3596	3 Sherburne Turnpike	New garage	30/114	Botticelli + Pohl
3.	Larry Castellani 04-3597	50 Brewster Road	New dwelling	43/96	EMDA
4.	Siasconset Casino Assn. 04-3598	13 New Street, Sias	New dwelling	73.4.2/68	Val Oliver Design
5.	Siasconset Casino Assn. 04-3599	15 New Street, Sias	Lift, fenst, deck, shngls	73.4.2/68	Val Oliver Design
6.	Grey Lady Lane, LLC 04-3600	4 Grey Lady Lane	New dwelling	66/702	Val Oliver Design
7.	Prickly Pear 04-3601	17 Broadway	Color change	73.1.3/112	Val Oliver Design
8.	Fish Tales, LLC 04-3602	8 New Mill Street	Garage apartment	42.3.3/332	Yoana Guzman
9.	Gary Creem 04-3603	6 + 8 Hydrangea Lane	Addition	73/87 + 88	Val Oliver Design
10.	Gary Creem 04-3604	6 + 8 Hydrangea Lane	Cabana	73/87 + 88	Val Oliver Design
11.	Carol Anne Surface 04-3605	47 Warrens Landing	New dwelling	38/54	BPC
12.	Carol Anne Surface 04-3606	47 Warrens Landing	Studio	38/54	BPC
13.	Carol Anne Surface 04-3607	47 Warrens Landing	Pool	38/54	BPC
14.	Nant. 62 Walsh, LLC 04-3608	62 Walsh Street	Rev. 2551: siding chng	29/85 + 85.2	Botticelli + Pohl
15.	Brian Franz 04-3609	10 + 12 Cannonbury Lane	Pool and hardscape	74/9 + 10	Ahern LLC
16.	OHOM, LLC 04-3610	28 Main Street, Sias	Rev. 2749: fenestration	73.3.1/47	Emeritus
17.	Charles Lenhart 04-3611	25 Dukes Road	Solar panels shed roof	41/530.3	Self
18.	Charles Lenhart 04-3612	25 Dukes Road	Add rooftop solar MH	41/530.3	Self
19.	3 Waterview, LLC 04-3613	3 Waterview Drive	New dwelling	79/117.1	Linda Williams
20.	3 Waterview, LLC 04-3594	3 Waterview Drive	Pool	79/117.1	Linda Williams
21.	Ana Ericksen 04-3614	22 Orange Street	Rev. 72708: rfwlk skirt	42.3.2/225	Botticelli + Pohl
22.	Peter Garren 04-3615	36 Pocomo Road	2 nd dwelling/garage	14/79	NAG
23.	Peter Garren 03-3279	36 Pocomo Road	Addition to dwelling	14/79	NAG
24.	Jane Pierre De Villeme 04-3616	18 Gladlands Avenue	30 x 30 sports court	80/221	LINK
25.	Nantucket G+S R.T 05-3617	81 Vestal Street	Retaining wall	56/254	M. Cutone Archit.
26.	Nant. 62 Walsh, LLC 05-3618	62 Walsh Street	Shift structure + add	29/85 + 85.2	Botticelli + Pohl

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27.	16 Western Pres. Trust 05-3619	16 Western Avenue	Rev. 2395: fenestration	87/72	Botticelli + Pohl
28.	Sam Aloisi 05-3620	19 Quaker Road	New dwelling	41/42	Thornewill Design
29.	Doug Meyer 05-3621	18 Gardner Road	Demo/move off dwlmg	43/135	Emeritus
30.	Mark Finnegan 05-3622	36 Warren's Landing	Garage	38/44	BPC
31.	Mark Finnegan 05-3623	36 Warren's Landing	Gazebo/cabana	38/44	BPC
32.	Mark Finnegan 05-3624	36 Warren's Landing	Pool	38/44	BPC
33.	Kristina Amendolare 05-3625	8 Bank Street	Addition	73.1.3/69	Angus Macleod
34.	Sharon Lefevre 05-3626	30 Pine Street	Rev.2302: shwr/AC/skylit	42.3.2/46	Angus Macleod
35.	Elbow Lane Group 05-3627	7 Elbow Lane	Move on fm 7 N Gully	73.2.4/41	Botticelli + Pohl
36.	72 Pocomo Road, LLC 05-3628	72 Pocomo Road	Move off/demo MH	15/37	Botticelli + Pohl
37.	72 Pocomo Road, LLC 05-3629	72 Pocomo Road	Move off/demo cabana	15/37	Botticelli + Pohl
38.	72 Pocomo Road, LLC 05-3630	72 Pocomo Road	New dwelling	15/37	Botticelli + Pohl
39.	Anne Delaney 05-3631	4 Old Quidnet Milk Road	Rooftop solar – house	20/53	ACK Smart
40.	Anne Delaney 05-3632	4 Old Quidnet Milk Road	Rooftop solar – cottage	20/53	ACK Smart
41.	Jane Stoddard 05-3633	6 Quaker Road	Rooftop solar	41/522	ACK Smart
42.	Conway Family Trust 05-3634	11 Western Avenue	Mve off/prt demo	87/117	Permits Plus
43.	Terry Noyes 05-3635	17 Hooper Farm Road	Move on fm 11 Western	55/220.5	Permits Plus
44.	Westmoor Club 05-3636	105/109 W. Chester Street	Dorm "A"	41/805	G.Goldsmith Arch
45.	Westmoor Club 05-3637	105 West Chester Street	Dorm "B"	41/805	G.Goldsmith Arch
46.	Westmoor Club 05-3638	105 West Chester Street	Addition	41/805	G.Goldsmith Arch
47.	Greg Raiff 04-3564	100 Low Beach Road	Rev. 1845: perg + ODS	75/27	Emeritus
48.	11 India Street, LLC 05-3639	29 Center Street	Color change	42.3.1/122.2	Emeritus
49.	Trogoh NT 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
50.	Jeffrey Krupa 05-3641	95 West Chester Street	Shed	41/93.1	Emeritus
51.	One Folger Road, LLC 05-3642	1 Folger Road	Studio	30/195.1	Studio Ppark
52.	ABCET, LLC	58 Baxter Road	New dwelling	49/54	Will Stephens
53.	ABCET, LLC	58 Baxter Road	Pool house	49/54	Will Stephens
54.	ABCET, LLC	58 Baxter Road	Pool	49/54	Will Stephens
55.	Bruce Holdgate 05-3647	80 Hummock Pond Road	Shed	56/124	Waterscapes
56.	22 Easton Street, LLC 05-3643	22/24 Easton Street	Main house	42.1.4/12 + 12.1	Workshop APD
57.	22 Easton Street, LLC 05-3644	22/24 Easton Street	East garage	42.1.4/12 + 12.1	Workshop APD
58.	22 Easton Street, LLC 05-3645	22/24 Easton Street	West garage	42.1.4/12 + 12.1	Workshop APD
59.	22 Easton Street, LLC 05-3646	22/24 Easton Street	Gym pavilion	42.1.4/12 + 12.1	Workshop APD

V. OLD BUSINESS (05/03/21)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eliza Silva 04-3391	16 Helen's Drive	Roof top solar	66/53	ACK Smart
2.	Michael Robinson 03-3088	13 Fayette Street	New deck, chimney	42.3.2/28	Sanne Payne
3.	Back 41, LLC 03-3154	105 Tom Nevers Road	New dwelling	91/25	CWA
4.	Eric Needleman 03-3276	6 Macy Road	Pool and hardscape	60/144	Atlantic Lndscpng
5.	Gary Creem 03-3265	6 + 8 Hydrangea Lane	Pool and hardscape	73/87 + 88	Atlantic Lndscpng
6.	George Balboa 03-3087	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
7.	George Balboa 03-3102	71R Cliff Road	New dwelling	30/160.1	Brook Meerbergen
8.	Zero India St 03-3268	1 Cambridge Street	Addition	42.3.1/130.2	Emeritus
9.	Andrew Reger 03-3241	7 East Lincoln Avenue	Garage/apartment	42.4.1/8	Emeritus
10.	7 New Street 03-3290	7 New Street	MH + garage connector	55.4.1/37	Workshop APD
11.	7 New Street 03-3286	7 New Street	New Studio	55.4.1/37	Workshop APD
12.	Chris Skehel 03-3239	61A Cato Lane	Garage/apartment	56/49	LINK

VI. OTHER BUSINESS

Approved Minutes	April 20 & 22, 2021
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 4-0/Thornewill, Coombs, McLaughlin, and Pohl-aye; Welch abstain
Review Minutes	April 27 & 29, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Old Business Thursday May 06, 2021 at 01:00pm • Discussion of Resilient Nantucket meeting • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:21 p.m. (Coombs)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board