



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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, July 20, 2021**

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

Called to order at 5:04 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, McLaughlin, Coombs, Welch, Dutra, Thornewill  
Absent Members: Oliver  
Late Arrivals: None  
Early Departures: Pohl, 8:30 p.m.; Welch, 8:55 p.m.

Adoption of Agenda.

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

Vote Carried 5-0

## I. PUBLIC COMMENT

Backus – Read into the record an email from Mickey Rowland regarding old business applications being reviewed by HSAB.

## II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Moor Better, LLC 07-4147	4 Moors End Lane	Cabana	41/211	Topham Design
2.	John Khann 07-4162	8 Okorwaw Avenue	389 sf cabana	79/132	M. Cutone Arch
3.	John Khann 07-4161	8 Okorwaw Avenue	63 sf addition/fenestration	79/132	M. Cutone Arch
4.	James Fong 07-4158	85 Tom Nevers Road	Rev. 0041: windows/roof	71/14	Topham Design
5.	Peter Kaizer 07-4142	6 Nobadeer Avenue	Rev. 3996: resite 50' garage	80/37.2	Peter Kaizer
6.	Kathleen Krall 07-4159	15 Masaquet Avenue	Rev. 4010: porch	80/141	Botticelli + Pohl
7.	Thomas Keegan 07-4134	41B Cliff Road	Rev. 3330: walkdown & pent rf	29/40	Linda Williams
8.	George Schmidt 07-4225	3 A Street	Garage renovations	60.2.4/78	Linda Williams
9.	Ronald Winters 07-4222	6B Essex Road	Roof change	67/598.3	Stegra Corp
10.	LBC Sconset, LLC 07-4227	9 Hawks Circle	Demo pool	74/37.1	JGGA
11.	DASI, LLC 07-4208	8 Mayhew Lane	Rev. 3949: 28sf add/enlg prch	41/396.5	NAG
12.	Karin Miller 07-4223	7 Greenleaf	Garage color change	39/31	Thornewill Design
13.	Cynthia Houlihan 07-4155	61 Boulevarde	Resite shed	79/18	Structures Ultd

Voting Camp (acting chair), McLaughlin, Coombs, Welch, Dutra

Alternates None

Recused Pohl, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

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

Vote Carried 5-0

Certificate # **HDC2021-07-(as noted)**

**III. CONSENT WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Barbara Clarke <b>07-4203</b>	1A Monohansett Road	Pool-patio	79/115.3	LINK
• Pool and pool equipment must not be visible at time of inspection and in perpetuity				
2. Ryan Carter <b>07-4224</b>	8A Hawthorne Lane	Outdoor shower	56/802	Linda Williams
• Due to lack of visibility				
3. John Khann <b>07-4160</b>	8 Okorwaw Avenue	Pool, otdr kitchen, hardscape	79/132	M. Cutone Arch
• Pool must not be visible at time of inspection and in perpetuity				
4. LBC Sconset, LLC <b>07-4226</b>	9 Hawks Circle	Pool	74/37.1	JGGA
• Pool must not be visible at time of inspection and in perpetuity				
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Welch)</b>			
Vote	Carried 5-0			Certificate # <b>HDC2021-07-(as noted)</b>

**IV. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 13 Center Street, LLC <b>07-4245</b>	13 Center Street	Projecting sign	42.3.1/203	Hanadi Hanzeh
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (5:13)	<b>Flynn</b> – Held for representation.			
Motion	<b>Motion to Hold for representation. (Coombs)</b>			
Vote	Carried 5-0			Certificate #
2. Mark Furlong <b>07-4246</b>	81 Hinsdale Road	Wall Sign	69/21	Sign Here Nant
3. Mark Furlong <b>07-4247</b>	81 Hinsdale Road	Entrance Sign	69/21	Sign Here Nant
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (5:14)	<b>Flynn</b> – The wall sign was held for revisions and the entrance sign is approvable.			
Motion	<b>Motion to Hold Item 2, wall sign, for revisions. (Coombs)</b>			Certificate #
Vote	Carried 5-0			
Motion	<b>Motion to Approve Item 3, Entrance sign. (Coombs)</b>			
Vote	Carried 5-0			Certificate #
Motion to rescind made Aug. 5	<b>Motion to rescind motions made on July 20, 2021, as follows: Page 2 of 10. “Motion to Hold Item 2, wall sign, for revisions to change to Motion to Approve Item 2, wall sign; and Motion to Approve Item 3, Entrance sign to change to Motion to Hold Item 3, Entrance sign for revisions.” (Camp)</b>			
Roll-call vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Camp, and Pohl-ay			Certificate # <b>HDC2021-07-4246</b>

**V. NEW BUSINESS (06/21/2021)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Joshua Harde <b>07-4201</b>	83 Eel Point Road	Rooftop Solar	32/12	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Linda Williams				
Public	None				
Concerns (5:15)	<b>Williams</b> – Presented project; reviewed planting plan. <b>Camp</b> – If she approves this, it would be because of the berm; the array is on the front of the house in very open terrain. <b>Coombs</b> – She is opposed. <b>Dutra</b> – He has no concerns. It's out of the old historic district (OHD) and 300' off the road on a black roof. <b>McLaughlin</b> – No concerns. <b>Pohl</b> – It's low, single-story, simple roof, black roof, and it's located well off the road; he has no concerns. Appreciates supplementing the plants along the street.				
Motion	<b>Motion to Approve through staff with the new berm and evergreen screen. (Camp)</b>				
Vote	Carried 4-1//Coombs opposed			Certificate #	<b>HDC2021-07-4201</b>
2.	Jessica Millard <b>06-4017</b>	5 Cudweed Road	Fenestration	82/145	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch, Thornewill				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:24)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Camp)</b>				
Vote	Carried 5-0			Certificate #	
3.	Richard Arnold <b>07-4123</b>	8 Winn Street	Demo dwelling	41/51.2	Richard Arnold
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Richard Arnold, owner				
Public	None				
Concerns (5:24)	<b>Arnold</b> – Circa 1978. No concerns.				
Motion	<b>Motion to Approve as a demolition/move off. (Camp)</b>				
Vote	Carried 5-0			Certificate #	<b>HDC2021-07-4123</b>

**VI. OLD BUSINESS (06/29/2021)**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Howard Auburn Cottage <b>12-0324</b>	46 Easton Street	Demo/move adtn & Reno	42.4.1/22	Linda Williams
Voting	Camp (acting chair), Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Linda Williams Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:27)	<b>Williams</b> – Comments regarding HSAB review of revisions. We're not moving or demolishing the building; we're removing a later addition, which appeared on the 1938 Sanborne Map. <b>Welch</b> – As we have in the past, where there is an addition on the edge of being historic, we try to echo the silhouette; in that setting, he feels it's important to echo that. That said, the character & nature of the original historic structure is better represented without the addition. <b>Dutra</b> – He has no concerns with removing the addition; asked why it isn't all one application. <b>Botticelli</b> – It's separated so that we could determine if the addition can come off. <b>Camp</b> – It's in good hands; no concerns.				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Vote	Carried 3-0			Certificate #	<b>HDC2019-12-0324</b>

2. 61 Fairgrounds, LLC **02-2982** 61 Fairgrounds Road Lot B MH Rev. 2982: chg roof&fenst 67/173 Linda Williams

Voting Pohl, Coombs, Welch, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Linda Williams  
 Public None  
 Concerns (5:38) **Williams** – Reviewed changes made per previous concerns; drawings have issues with scaling – height is 28’6” for the main ridge and rear ridge is 24’6”.  
**Thornewill** – This is 28’6” tall. The Parker Lane side feels very long. Wants 6” taken out of the plate height.  
**Coombs** – This is very large to be on the corner and is very similar to a neighboring structure; it should be smaller and blend in with that area of Fairgrounds Road. The height should be brought down.  
**Welch** – There are some tall structures within their setback; the landscaping will be critical to create screening without making an alley way. Big and tall is where housing in that area is heading. Changes to the secondary mass roof helped; bringing the height down more would also help. The landscape plan should be transposed onto this site plan.  
**Pohl** – It scales out at 29’6”. An error on the site plan is the main mass is labeled 40’ in length but you’re saying it’s 36’ long but scales out at 39’. Regarding the landscaping, it shows a row of trees along the north elevation, but we don’t know what they are, and they look extremely close to the building; we need more clarification on the landscaping.

Motion **Motion to Hold for revisions. (Coombs)**  
 Vote Carried 4-0 Certificate #

3. ACK 11 Pleasant, LLC **05-3810** 11 Pleasant Street Window survey 42.3.3/121 Linda Williams

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and window schedule.  
 Representing Linda Williams  
 Public None  
 Concerns (5:53) **Williams** – Reviewed the window schedule as previously requested.  
**Backus** – This is a typical, Nantucket, 1750, modified bay with center ridge chimney; recommend true-divided lights (TDL) on the front. HSAB did not review this.  
**McLaughlin** – The majority of the windows are salvageable; they should be renovated.  
**Coombs** – She thought the front windows would be fixed; the plank frames look fine. Wants a 3<sup>rd</sup>-party consultant to certify which windows cannot be repaired. Replacing all the windows on an historic house is not good.  
**Camp** – Her main concern is the front; would like more research done into refurbishing those and the first 2 down the sides. Okay with replacing the rest with Green Mountain simulated divided light (SDL). Wooden storms would be a more historical look over triple-tracks.  
**Thornewill** – Asked if there are enough windows of the same size to provide a pool from which to pick repairable/reuseable windows (no). The majority of the windows look to be not viable, and Green Mountain makes the closest to historic, wood, TDL windows. Plank windows should be replaced with plank windows.  
**Pohl** – The SDLs are good because you don’t need aluminum storms; he’d be okay with those on the sides and back. Should have TDL on the front with the understanding they would get a fixed, inset storm and the entire front restored to the original plank-frame design.

Motion **Motion to Approve through staff with using Green Mountain TDL, plank-frame windows across the front and those to have fixed, wooden-frame, inset storms; and SDLs along the side and rear with no storms and plank-frame windows to be replaced with plank frame. (Thornewill)**  
 Vote Carried 5-0 Certificate # **HDC2021-05-3810**

4. 22 Easton Street, LLC **05-3643** 22/24 Easton Street Main house 42.1.4/12.1 Workshop APD  
 5. 22 Easton Street, LLC **06-4026** 22/24 Easton Street Pool, Apron, & Fence 42.1.4/12.1 Ahern

Voting Pohl, Coombs, McLaughlin, Camp, Thornewill  
 Alternates None  
 Recused None  
 Documentation None  
 Representing None  
 Public None  
 Concerns (6:12) Not opened at this time.  
 Motion **Motion to Hold Items 4 & 5 for representation. (Camp)**  
 Vote Carried 5-0 Certificate #

6. Mark Wilmot	<b>05-3718</b>	35 Monomoy Road	Dormer, fenestration, balcony	54/74	Gryphon Archit
Voting	Pohl, Coombs, McLaughlin, Thornewill				
Alternates	None				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (6:13)	<p><b>Griffin</b> – Reviewed changes made per previous concerns.</p> <p><b>Thornewill</b> – Appreciates the Juliet balcony got smaller; wants some landscaping on that side to mitigate the view.</p> <p><b>McLaughlin</b> – Northwest elevation, the shed dormer pitch should be at least 4/12.</p> <p><b>Coombs</b> – They did what we asked for.</p>				
Motion	<b>Motion to Approve through staff with the northwest-elevation, shed-dormer pitch to be 4/12. (Coombs)</b>				
Vote	Carried 4-0		Certificate #	<b>HDC2021-05-3718</b>	

7. Jim Ikard	<b>05-3833</b>	1 Bloom Street	Addition	42.3.3/140	Emeritus
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, advisory comments, and <i>Building with Nantucket in Mind</i> (BWNIM).				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:20)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; rebutted some HSAB comments and tone.</p> <p><b>Backus</b> – Circa 1777 individually significant; BWNIM states the integrity of the front of pre-Civil War structures will be maintained; any additions will be extended from the rear and kept inconspicuous. The façade is most important; additions should be sensitive to the age of the structure and on the rear; this addition doesn't follow BWNIM. Read HSAB comments 7/19: the proposed additions overwhelm the house and the simplistic character is lost; the additions are too complex, too tall, and too wide in relation to the main mass; the fenestration and roof lines do not relate to the original Quaker architectural style; all additions should come off the rear; old houses on Nantucket need to be respected and not obliterated for floor space; asked for a redesign that maintains the scale and character of the original house.</p> <p><b>Coombs</b> – Agrees with HSAB that the existing east elevation is completely obliterated; the historic front is lost because the side addition is larger. This is a simple house on a simple street and that should be respected. West elevation, there is nothing that looks like that; it looks like a brand-new building.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Welch</b> – It would be helpful to see the proposed floorplan over-laying the existing. The historic front façade is not being altered and the addition is being added on the east elevation. East elevation might require simplification; the 1-story and 1.5-story changes are helpful; 1-story massing is too long. It would be important to document which homes are on lots that push additions to the rear and which are on lots that allow them to the side.</p> <p><b>Thornewill</b> – East elevation is simple; the roof walk seems appropriate but drastically changes the character of this house; the little mass to the right should not be so far forward; pushing it back would allow as much as the original main mass as possible to be honored. Additions with gables to the side is not traditional. It's a large site and would allow a more traditional addition off the rear leaving the front mass exposed.</p> <p><b>Pohl</b> – Appreciates the revisions. North elevation, the other gable competes with the original and the fenestration doesn't harmonize well. Doesn't like the roof walk. The floor plans don't indicate additional walls.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried 5-0		Certificate #		

8.	Jim & Cindy Helfrich 05-3834	37 Fair Street	Addition/alterations/porch	42.3.2/212	Emeritus
Voting	Pohl, Coombs, McLaughlin, Thornewill, Welch				
Alternates	None				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:38)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – Circa 1820, contributing typical Nantucket; gable addition towers over existing and should be subordinate to the main mass; removing the rear chimney is a shame. Read HSAB comments 7/19: push western addition a couple feet south while keeping the lower eave height to create a break in the north facing roof plane; that will create a sense of telescoping on the north side; French door sidelights should become a window; ridge on the new addition should not pop up higher than the mass in front of it.</p> <p><b>McLaughlin</b> – No comments</p> <p><b>Thornewill</b> – Appreciates dropping the new addition height; but wants there to be more of a telescoping break in the roof line. He doesn't think the roof walk should cover the entire roof.</p> <p><b>Welch</b> – Agrees with Ms. Thornewill. There is capacity to lower the rear addition to telescope down. The covered porch is an appropriate element but a little too wide. Roof walk looks very long and thin; this structure could support a deeper, better proportioned roof walk.</p> <p><b>Coombs</b> – Likes the proposed east elevation; the porch is okay. Agrees with Ms. Thornewill. West elevation demolition work seems to be a lot but the proposed will fit in. Wants to see this again. The Nr. 4 door flanking sidelights should be reduced; it makes for a heavy entryway.</p> <p><b>Pohl</b> – He doesn't understand the idea of popping out the back toward the north; its simpler if the rear addition eave and roof are all flush.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried 5-0		Certificate #		
	Break 6:54 to 7:00 p.m.				
9.	William Scannell 05-3849	119R Eel Point Road	Rev. 2446: cupola revs	33/17.1	Emeritus
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:00)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns.</p> <p><b>McLaughlin</b> – The cupola is completely inappropriate to this house; there is too much miss-match in the structure.</p> <p><b>Welch</b> – Given the lack of visibility from the road, it's approvable.</p> <p><b>Thornewill</b> – The proportions are right for the massive rooflines.</p> <p><b>Coombs</b> – Agrees; keep the cupola windows small.</p> <p><b>Pohl</b> – He's okay with it. Asked if Mr. MacEachern had checked with the building inspector about whether or not the cupola is considered habitable space; it has a floor.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Vote	Carried 4-1//McLaughlin opposed		Certificate #		<b>HDC2021-05-3849</b>
10.	Barry Ang 05-3821	11 Jonathan Way	Main dwelling	75/42	McMullen Assoc.
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Nathan McMullen, McMullen Associates				
Public	None				
Concerns (7:11)	<p><b>McMullen</b> – Reviewed changes made per previous concerns; the Conservation Commission requires the 2' grade change.</p> <p><b>McLaughlin</b> – West and east elevations, the 3<sup>rd</sup>-floor quarter rounds are inappropriate for this style.</p> <p><b>Camp</b> – This seems very formal for Tom Nevers; it could be brought down and made simpler, less formal. The balcony over the front door is a concern. East elevation, the far-right ganged windows are at an odd angle to the eave.</p> <p><b>Coombs</b> – This is a very formal downtown house; it's too formal for Jonathan Way. Reduce the front deck and French doors to give the front door more prominence. North elevation, there's room to separate the ganged windows. It needs additive massing; this is one big box where there's plenty of room for additive massing.</p> <p><b>Welch</b> – The 2' grade change over the site; the septic is close to the road and will have some retainage and wants that retainage annotated. Concerned about the size, height, and formality, and the small balcony over the front door.</p> <p><b>Pohl</b> – Appreciates the changes. It's still too formal: 3<sup>rd</sup>-floor dormers; Juliet balcony with sidelights over front door; quarter rounds. Tom Nevers is a casual location.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried 5-0		Certificate #		

11. Barry Ang <b>05-3822</b>	11 Jonathan Way	Cottage	75/42	McMullen Assoc.
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen Associates			
Public	None			
Concerns (7:28)	<p><b>McMullen</b> – Reviewed changes made per previous concerns; due to the building envelope, there isn’t much room for 1-story additive masses.</p> <p><b>Thornewill</b> – The center gable with the 2<sup>nd</sup>-floor dormer creates the inappropriate formality. Triple-ganged windows seem excessive but probably aren’t visible.</p> <p><b>McLaughlin</b> – The palladium window is questionably appropriate. Needs a proper front door.</p> <p><b>Camp</b> - This is too formal for Tom Nevers; but she loves the design. The French doors over other French doors would be simpler if they were 2 windows flanking a single door; pull in the depth of the Juliet balcony.</p> <p><b>Coombs</b> – Need to reduce the number of windows. The Juliet balcony is too heavy for this house and should be reduced in depth. There is no additive massing and the height could come down. The south elevation will be visible across the pond, so fenestration should be reduced.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Vote	Carried 5-0		Certificate #	
12. Barry Ang <b>05-3824</b>	11 Jonathan Way	Pool/hardscape	75/42	McMullen Assoc.
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen Associates			
Public	None			
Concerns (7:37)	<p><b>McMullen</b> – Reviewed changes made per previous concerns; pool has an autocover.</p> <p><b>Coombs</b> – The stone walls shouldn’t have bluestone caps; that’s too formal.</p> <p><b>Thornewill</b> – The stonework seems extensive on the sides. Okay with the pool and patio; the fire pit won’t be visible.</p> <p><b>Camp</b> – It seems his client wants a formal setting; that’s a lot of paving. There should be screening on the side to soften the paving along the property line.</p> <p><b>McLaughlin</b> – The caps on the walls should be eliminated.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried 5-0		Certificate #	
13. Trogoth Nominee Trust <b>05-3640</b>	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
Voting	Pohl, Coombs, McLaughlin, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, advisory comments, BWNIM, and Resilient Nantucket Design Guidelines (RNDG).			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:45)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; given the significance of the project, asked that it be held for a 5-person board.</p> <p><b>Backus</b> – Still too tall at 34’6”; inappropriate finishing of brick; look at Chapter 11 RNDG; balconies still inappropriate within the OHD; referred to BWNIM Page 151; proposal doesn’t provide traditional proportions. Read HSAB comments 7/19: this design is still too large, tall, and complex for this location and very similar to the one next door; the historical waterfront typically had simpler utilitarian buildings; this building should show the norm on this street; there should be a change in the height of the massing to show a dominant main mass and a lower additive mass; second floor balconies overlooking the street are inappropriate downtown with no historical precedent; the 3rd floor should be eliminated; this is a corner lot and the height is very visible from the new park and the wide sidewalk across from the Dreamland; this is yet another in a series of proposed projects that are attempting to super-size downtown Nantucket; we need to keep the existing scale of these buildings in order to retain the character of Town and keep it from changing forever.</p> <p>No further discussion.</p>			
Motion	<b>Held for Thursday, July 22 at applicant’s request.</b>			
Vote	N/A		Certificate #	

14. Greg Raiff <b>05-3832</b>	100 Low Beach Road	Rev. 2182: hardscaping	75/27	Emeritus
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development Bernice Whaller, Whaller Landscaping			
Public	Jesse Dutra, Waterscapes by Jesse			
Concerns (7:56)	<p><b>Whaller</b> – Reviewed changes made per previous concerns; beach grasses, bayberry, and cedar are growing there; existing grade is 10 at the house site, 9 at the parking.</p> <p><b>Coombs</b> – There should be no privet; this is on the sand beach where privet doesn’t grow. All vegetation should be native and able to grow in that environment especially on the beach side. Appreciates the non-formal layout, except for the privet. Wants to see a list of the existing vegetation that will be maintained.</p> <p><b>McLaughlin</b> – Likes the design. Asked Mr. Dutra his thoughts. Right now, everything out there is low brush in sand.</p> <p><b>Dutra</b> – The plants are good choices and appreciates reduction in privet.</p> <p><b>Welch</b> – Wants clarification on the proposed grade versus what exists; this is a significant change. Wants to see a topographical map that clearly shows the existing grade versus proposed without any landscaping. There should be a consistent color coding of what’s proposed versus what’s existing in both the cross section and site plan.</p> <p><b>Thornewill</b> – It looks like around the pool, the grade is being raised 2.5 feet. Water will drain off the plateau to the wetland. The stone wall is great and natural; the grey granite steps, however, are too formal and should be consistent with the stone wall.</p> <p><b>Pohl</b> – We need a better understanding of the platform being created 2.5’ above existing grade.</p>			
Motion	<b>Motion to Hold for revisions and more information on the grade change. (Welch)</b>			
Vote	Carried 5-0		Certificate #	
15. John Berry <b>05-3838</b>	22 Eel Point Road	New dwelling	40/45	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:12)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; white sash and trim.</p> <p><b>McLaughlin</b> – Overall, it is very harmonious to itself.</p> <p><b>Camp</b> – This is very long and there is so much going on with the different roof lines. The 1<sup>st</sup> floor works well. The large gables flanked by huge shed dormers is overwhelming. The windows drawn dark throw her perception off.</p> <p><b>Welch</b> – This is large but it’s well balanced and well designed. Concerned about some termination points of dormers to the ridge. He’d like to see a cross section of existing and proposed topography. This does have additive massing.</p> <p><b>Coombs</b> – The front door should be more prominent. East elevation, there are a lot of pointy gables making it very busy.</p> <p><b>Pohl</b> – It’s an attractive building; but it’s long, white, and close to the road. Agrees about seeing a topographical cross section; it doesn’t look like there is any cut in grade, just fill.</p>			
Motion	<b>Motion to Hold for revisions and more information. (Coombs)</b>			
Vote	Carried 5-0		Certificate #	
16. John Berry <b>05-3956</b>	22 Eel Point Road	New guest house	40/45	Emeritus
17. John Berry <b>05-3955</b>	22 Eel Point Road	New garage	40/45	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:27)	<b>MacEachern</b> – Asked that these be held to track.			
Motion	<b>Motion to Hold to track with the main house. (Coombs)</b>			
Vote	Carried 5-0		Certificate #	



18. Kristina Amendaloro 05-3625	8 Bank Street	Addition revisions	72.1.3/69	Angus MacLeod
Voting	Coombs (acting chair), McLaughlin, Camp, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Angus MacLeod			
Public	Janet Ballou, 21 Front Street Helen Strong, 18 Broadway Ann Riley			
Concerns (8:30)	<p><b>MacLeod</b> – Reviewed changes made per previous concerns; he did a horizontal shot from the fence on the bank to the ridge; this is about at waist height with Front Street.</p> <p><b>Backus</b> – Ms. Flynn has forwarded to the commissioners the abutter comments regarding stability of the coastal bank and Middle Gulley Road and reducing the height. This is circa 1930 contributing; appreciates reduction in massing; plans should reflect historic vernacular related to the proposed addition; open barn door a concern. Read SAB comments: keeping the height lower in relationship to the coastal bank was discussed. About the stability of Middle Gulley and the coastal bank, looking into that would be a concern and will be reviewed with an engineer at the building permit stage; it is not under HDC jurisdiction. A stable bank is important for coastal resiliency. If there is more information on the age, that would be helpful. This is not an addition, it is a reconstruction.</p> <p><b>Ballou</b> – George Hubbs expressed concern about engineering and weight bearing of Middle Gulley Road should it have to be used as an emergency access; encouraged the Town and commission to investigate the road's structural integrity. There's concern about climate change compromising Codfish Park.</p> <p><b>Strong</b> – The main problem is the height would close off an iconic public viewshed of the beach; it's too big for this site.</p> <p><b>Riley</b> – This is a difficult site to build on; the roof line will be 6' above the coastal bank and impact the streetscape view. We don't see houses built against the coastal bank. It doesn't feel like an addition, but like the original house is being demolished and replaced. According to the Benchley book, which came out recently, this is circa late 1800s.</p> <p><b>Flynn</b> – Read a letter of concerns from Peter and Kitty Goldsmith, 3 Broadway, into the record.</p> <p><b>Camp</b> – Her concern is the massing of this on the site. Thinks the height could come down more; the typical buildings in the area are still very small.</p> <p><b>Thornewill</b> – Appreciates the form it's taken; proportions are great. To mitigate the presence on the corner, suggested pushing it to the end of the property. The height is the issue; make it a little thinner and drop it down.</p> <p><b>McLaughlin</b> – No comment.</p> <p><b>Coombs</b> – She'd like to see it shortened to save the tree.</p>			
Motion	<b>Motion to Hold for revisions and more information. (Camp)</b>			
Vote	Carried 4-0		Certificate #	

Rest held for Thursday, July 22

**VII. NEW BUSINESS 07/06/2021**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Sean Kolloff 07-4139	19 Bartlett Road	Demo/move DU	67/8	Self
2.	Sean Kolloff 07-4173	19 Bartlett Road	Move on DU from 3 Raceway	67/8	Self
3.	James Rockett 06-4099	70 Pochick Avenue	New house	79/155	Thornewill Design
4.	James Rockett 06-4100	70 Pochick Avenue	Barn	79/155	Thornewill Design
5.	Lisa Botticelli 06-4091	10R Gray Avenue	Rooftop solar	55/470	Cotuit Solar
6.	Betty Browning 06-4034	69 Somerset Road	Rooftop solar	67/178.1	Cotuit Solar
7.	Margaret Owen 06-4089	16 Golfview Drive	Rooftop solar	66/188	ACK Smart
8.	Norris Building Co. Inc. 06-4086	14A Lowell Place	Spa and fence	41/164	Atlantic Lndscpng
9.	Jacqueline Pizzi 06-4081	3 Winn Street	Pool and hardscape	41/593	Atlantic Lndscpng
10.	Frederick Hahn 06-4094	50 Eel Point Road	Fenestration changes	32/25.1	EMDA
11.	21 Amelia Drive, LLC 06-4097	21 Amelia Drive	New mixed used building	67/427	EMDA
12.	Allie Scheffelin 06-4098	23 Starbuck Road	Rev. 2533: staircase	60/107	Thornewill Design
13.	Oliveira Martim Trust 06-4082	87 Cliff Road	Pool and patio	30/168.1	Ahern
14.	Joshua Leffler 07-4133	22 Pleasant Street	MH - color & clapboard	42.3.2/50	Linda Williams
15.	Joshua Leffler 07-4132	22 Pleasant Street	Garage – color & clapboard	42.3.2/50	Linda Williams
16.	Joshua Leffler 07-4131	22 Pleasant Street	Hardscape – fence & patio	42.3.2/50	Linda Williams
17.	Brahma Ack, LLC 07-4137	6A Morey Lane	Move barn off to 7 Bunker Hill	73.3.1/47.1	Topham Design
18.	5 Bunker Hill, LLC 07-4138	7 Bunker Hill Road	Move on with alterations	73.4.2/39	Topham Design
19.	G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design
20.	OHOM, LLC 06-4102	28 Main Street, Sias	Rev. 3610: color change	73.3.1/47	Emeritus
21.	Altman Michael Tr Etal 07-4120	37 Sankaty Head Road	Pool	48/2	BPC
22.	Altman Michael Tr Etal 07-4121	37 Sankaty Head Road	Cabana	48/2	BPC
23.	High Tide Partners LLC 07-4117	8 Ackermuck Way Lot 2	New dwelling	41/618	BPC
24.	High Tide Partners LLC 07-4115	8 Ackermuck Way Lot 2	Garage	41/618	BPC
25.	High Tide Partners LLC 07-4116	8 Ackermuck Way Lot 2	Pool	41/618	BPC
26.	Janice Hoff Trust 07-4140	26 Quidnet Road	New 2 <sup>nd</sup> dwelling	21/35	McMullen Assoc

27. Wayne & Lea Berman 07-4229	98 Tom Nevers Road	Adtn, roof walk, fenestration	91/40	NAG
28. ACK Laundro LLC 07-4122	4 Hanabea Lane	Exterior revisions	69/15	Emeritus
29. Bill and Cindy Burke 07-4239	54 Pochick Avenue	Fenestration revisions	79/128	Emeritus
30. Craig Majernik 07-4240	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
31. Craig Majernik 07-4241	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
32. Craig Majernik 07-4243	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
33. Craig Majernik 07-4242	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
34. 8 Walsh, LLC 07-4128	8 Walsh Street	Rev 3819; fenestration	41/618	BPC

**VIII. OLD BUSINESS 07/13/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Thomas Rhodes II Trst 06-3932	125 Main Street	New dwelling	42.3.3/49	Gryphon Arch
2. Village Way RT 05-3782	6 Village Way	New dwelling	14/42	James Browers
3. 17 Lincoln RT 06-3968	17 Lincoln Avenue	Pool and hardscape	30/118	Ben Champoux
4. 14 MVR LLC 04-3420	14 Madequecham Valley Rd	New dwelling	89/13	Emeritus
5. Doug Meyer 05-3841	18 Gardner Road	New dwelling	43/135	Emeritus
6. Zero India Street LLC 03-3268	1 Cambridge Street	Alteration + addition	42.3.1/130.2	Emeritus
7. Jennifer Silva 04-3381	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	Thornewill Dsgn
8. 38 Prospect LLC 05-3831	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams
9. Stelphanie Basile 04-3602	8 New Mill Street	Rev. Garage/apartment	42.3.3/33.2	Linda Williams

**IX. NEW BUSINESS 07/20/2021**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Daniel Bartlett 07-4144	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
2. Daniel Bartlett 07-4143	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
3. Moor Better, LLC 07-4148	4 Moors End Lane	Dormers	41/211	Topham Design
4. Mark Burlingham 07-4163	15 Beach Street	New fence + gate	73.1.3/26	Topham Design
5. Cinda Gaynor 07-4149	84 Old South Road	Hoop tent	68/415	Greyson Keller
6. Alex Karis 07-4154	22 Ellen's Way	Rev. 3097:	81/179	B Meerbergen
7. Alex Karis 07-4153	22 Ellen's Way	Rev. 3098:	81/179	B Meerbergen
8. Alex Karis 07-4150	22 Ellen's Way	Sport court/minor landscape	81/179	B Meerbergen
9. Tom Hanlon Lndscpng 07-4184	117 Old South Road	New commercial bldg.	68/111	EMDA
10. JDB 34 Liberty, LLC 07-4200	34 Liberty Street	Fence	42.3.4/82	Linda Williams
11. TJJ Properties, LLC 07-4193	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
12. Gerald Hamelburg 07-4198	9 Davis Lane	Rev. 3156: change railing	82/74	Linda Williams
13. Chris Loftus 07-4206	8A Evergreen Way	New cottage	68/703.1	Linda Williams
14. NHA Macy Warehouse 07-4199	12 Straight Wharf	Barn doors	42.3.1/138	Linda Williams
15. Joseph Arvay 07-4214	11 Front Street	Replace 3 windows	73.1.3/99	Nolasco Const
16. Ann Laurilliard 07-4192	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Dsgn
17. Andrea Giroux 07-4205	25 Hummock Pond Rd	Renew 69288	56/8	Thornewill Dsgn
18. Andrea Giroux 07-4204	25 Hummock Pond Rd	Renew 69289	56/8	Thornewill Dsgn
19. Nicholas Boyle 07-4188	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
20. Seawing, LLC 07-4178	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
21. Seawing, LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith & Hutton
22. Seawing, LLC 07-4176	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
23. Brian Harris 07-4190	50 Weweeder Avenue	Rev. 1164: change doors	79/15	Self
24. John Khann 07-4181	8 Okoraw Avenue	New dwelling	79/132	M Cutone Arch
25. Sally Horchow 07-4191	27 East Tristram Avenue	Hardscape	31/2	Ahern, LLC
26. Anthony Valero 07-4179	8 Goldstar Drive	Window/door replacement	55/187	Val Oliver Design
27. Joe Tirone 07-4180	25 Honeysuckle	New duplex	68/389	Val Oliver Design
28. Liz & Mark Norris 07-4175	14A Lowell Place	Revisions to proposed cottage	41/164	Emeritus
29. Brett Fodiman 07-4219	111 Surfside Road	MH Rev. 2217: add porch	80/70	Emeritus
30. Brett Fodiman 07-4220	111 Surfside Road	GH Rev. 2765: omit dormer	80/70	Emeritus
31. Housing Nantucket 07-4171	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
32. Housing Nantucket 07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
33. HGMB, LLC 07-4183	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
34. Peter O'Brien 07-4174	36 Low Beach Road	GH Rev. 1842: fenestration	74/55	Emeritus
35. Laura & Doug Fisher	7 Paul Jones Road	New Pool	30/68.1	Emeritus
36. 90 N Liberty Pres.Trst 07-4195	90 North Liberty Street	New Foundation	41/22	Botticelli & Pohl
37. The Braes, LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
38. Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Sheller 7
39. 38 Monohasset, LLC 07-4182	38 Monohasset	New Dwelling	79/60	Val Oliver Design
40. Molly McGrath Irv. Trst 07-4225	50 West Miacomet Road	Rev. 67335: fenestration revs	86/2	Sue Genthner
41. 30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
42. Jennifer Bowman 07-4194	14 Starbuck Road	Spa - hardscape	60/114	Jardins Intl

X. OTHER BUSINESS	
Approved Minutes Motion Vote	June 29 and July 1, 2021 <b>Motion to Approve. (Camp)</b> Carried unanimously
Review Minutes	July 6, 8, & 13, 2021
Other Business  Motion Vote	<ul style="list-style-type: none"> <li>• Next HDC Meeting <b>Thursday, July 22, 2021 at 1:00 pm. 2 Fairgrounds Road, Conference Room</b></li> <li>• HDC Meeting Schedule August/September 2021</li> </ul> <b>Motion to Approve. (Camp)</b> Carried unanimously <ul style="list-style-type: none"> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed
2. HDC Meeting Schedule

Adjournment:

Motion           **Motion to Adjourn at 9:00 p.m. (McLaughlin)**  
 Vote               Carried unanimously

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council