



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, August 17, 2021

Public Safety Facility, 4 Fairgrounds Road, Community Room – 5:00 pm.

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

Staff in attendance: Kadeem McCarthy, Administrative Specialist; Holly Backus, Preservation Planner
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver Welch, Thornewill
 Remote Participation: Per 940 CMR 29.10, Stephen Welch, Abby Camp, and Diane Coombs is participating remotely via ZOOM
 Absent Members: Dutra
 Late Arrivals: Camp and Oliver, 5:21 pm.
 Early Departures: Camp left ZOOM at 5:43 and returned in person at 6:13 p.m.; Welch, 8:56 pm.

Adoption of Agenda.

Motion **Motion to Approve (Coombs)**

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

I. PUBLIC COMMENT

None

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	James Bessey 07-4300	21 Ellen's Way	Rev. 09-1727: trellis/ pergola	81/183	B. Meerbergen
2.	Hannah Gardner House 07-4272	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
3.	8 North Star 08-4346	8 North Star Lane	Roof change	30/212	Linda Williams
4.	Eloy Nava 08-4365	79 Milk Street	Shed	56/213	SMRD
5.	Duncan Richardson 08-4366	21 Golfview Drive	Move off shed to 14 Golfview	66/174	SMRD
6.	Duncan Richardson 08-4367	14 Golfview Drive	Move on shed fm 21 Golfview	66/174	SMRD
7.	Galen Gardner 08-4371	1 Rainbows End	New dwelling - 770sf	80/86	V Oliver Design
8.	Stowe Enterprises, LLC 08-4376	11 Alexandria Drive	Window/door replacement	67/414	V Oliver Design
9.	John Schafer 08-4390	10A Miacomet Avenue	Re-site as-built shed	67/872	Billy Saad
10.	Matthew Abbott 08-4388	136 Miacomet Road	Rev. 3501: door change	81/6.3	M Cutone Arch
11.	Tom Kennelly 08-4344	4 Sheep Commons	As-built addition	54/221	Permits Plus
12.	Michael Kopfler 08-4360	7 Village Way	Remove parapet wall	14/44	Thornewill Dsgn
13.	Carl Nielsen 08-4357	50 Wanoma Way	Shed	92.4/244	Thornewill Dsgn
14.	Mark Cannan 08-4325	12 Waquoit Road	Cabana	89/10	Thornewill Dsgn

Voting McLaughlin (acting chair), Coombs, Welch

Alternates None

Recused Pohl, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Welch)**

Roll-call Vote Carried 3-0//Coombs, Welch, and Pohl-aye

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

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Eloy Nava 08-4364	79 Milk Street	Pool	56/213	SMRD
			• Pool must not be visible at time of inspection and in perpetuity		
2.	Last Waltz, LLC 08-4348	83 Bartlett Road	Fence	66/409	Linda Williams
			• Screened at time of inspection and in perpetuity		
3.	Henry Mont 08-4334	11 Perry Lane	Deck/pergola	67/112.6	Self
			• Due to lack of visibility		
4.	Kathleen Krall 08-4380	15 Massaquet Avenue	Add chimney	80/141	Botticelli + Pohl
			• Due to lack of visibility		
5.	16 Lyons Trust 08-4327	16 Lyons Lane	Rev. 3313: reloc firepit	76/15	Atlantic Lndscpng
			• Pool/firepit must not be visible at time of inspection and in perpetuity		
6.	Giovanni Ferretti 08-4341	3 B Sun Island Road	Fence	69/270.3	Linda Williams
			• Due to lack of visibility		
7.	Susan Wayne 08-4342	67 Pocomo Road	Hardscape/Fence/Gate	15/11	Linda Williams
			• Due to lack of visibility		
Voting	Thornewill (acting chair), McLaughlin, Coombs, Welch				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Coombs, McLaughlin, and Thornewill-aye			Certificate #	HDC2021-08-(as noted)

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Allan Bell 08-4310	122 Pleasant Street	Sign change	55/160	Allan Bell
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Sign design plan, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:10)	McCarthy – This is approvable.				
Motion	Motion to Approve. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs, Welch, Thornewill, Welch, and Pohl-aye			Certificate #	HDC2021-08-4310
2.	13 Center St, LLC 07-4164	13 Center Street	Projecting Sign	42.3.1/203	Hanadi Hamzeh
Concerns (5:10)	McCarthy – This was withdrawn.				
3.	Mark Furlong 07-4247	81 Hinsdale Road	Free standing sign	69/21	Sign Here Nant.
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Sign design plan, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:10)	McCarthy – This was held for revisions.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Thornewill, McLaughlin, Coombs, and Pohl-aye			Certificate #	
4.	Nashaquisett Corp. 08-4309	7 Washaman Avenue	Sign	55/538	Sign Here Nant.
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Sign design plan, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:00)	McCarthy – This is approvable.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-08-4309

5.	11 India Street, LLC 08-4396	11 India Street	Projecting sign	42.3.1/122.1	Carlene Santos
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Sign design plan, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:00)	McCarthy – This is approvable per SAC comments.				
Motion	Motion to Approve through staff per SAC comments. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-08-4396

V. OLD BUSINESS 07/27/21

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	ACK 860 QR, LLC 08-4345	86 Quidnet Road	Rev. 2944: windows & doors	21/102	NAG
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Landscape plans, site plan, and photos.				
Representing	Steve Theroux, Nantucket Architectural Group Linda Williams				
Public	None				
Concerns (5:13)	Williams – Changing windows on east elevation facing the water. Theroux – We want to simplify the elevation by matching an existing window. Thornewill – These windows are used all over Quidnet; suggested centering the middle window in the right gable with doors in place of the flanking windows. Coombs – Centering the window would be okay. Welch – He’s good with it as proposed. McLaughlin – No comments.				
Motion	Motion to Approve through staff with the center picture window centered in the gable and to have flanking doors to match the window-door combination on the right. (Thornewill)				
Roll-call Vote	Carried 5-0//McLaughlin, Welch, Coombs, Thornewill, and Pohl-aye			Certificate #	HDC2021-08-4345
2.	John Barry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
Voting	Pohl, Camp, Coombs, McLaughlin, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Matt MacEachern, Emeritus Development				
Public	Linda Williams Houlihan, 28 Swift Rock Road				
Concerns (5:22)	MacEachern – Reviewed changes made and grading plan per previous concerns. Williams – Her client had issues with other lots raising their grade; would prefer the grade be lowered to match the grade in front of the house rather than raised to match the rear grade. Camp – She doesn’t see anything objectionable. Welch – Suggested an even amount of cut on the high side and fill on the low side. Asked the difference in the finished height of this versus the existing. MacEachern – The height is similar; our finished floor is 6” lower than the existing. McLaughlin – No comments. Coombs – Likes what he did on the roof. She doesn’t understand the ridge height and grade. It’s at the maximum height that is appropriate; she could approve it with the ridge not to be higher than the existing. Pohl – The difference between existing and proposed grade is 4’. If the 2 buildings are the same height, this will be 4’ taller. Grade at the front door is 35 next to a grade of 31. He wants to see grading up 2’ in front and cutting in 2’ at the back.				
Motion	Motion to Approve as submitted. (McLaughlin) Not carried//Welch, Coombs, Pohl-nay Motion to Approve through staff with the front grade dropped 2’ and the finished floor to be dropped 1’. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-05-3838

3. John Barry	05-3956	22 Eel Point Road	New guest house	40/45	Emeritus
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	Camp left to travel to 4 Fairgrounds Road				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:41)	<p>MacEachern – Reviewed project; finished floor elevation would be the same as the main house; height is 24’10”</p> <p>Coombs – This is simple.</p> <p>Thornewill – Agrees, but the north elevation deck would be simpler if it were a shingled rail. The east- and west-elevation gable windows look cramped.</p> <p>McLaughlin – Front door should be typical; would accept a 2-panel solid door.</p> <p>Welch – The design is charming. Verified the finished floor would be at 35.5.</p> <p>Pohl – Share’s Ms Thornewill’s concerned about the gable windows being cramped.</p>				
Motion	Motion to Approve through staff with a 2-panel front door; dropping the grade so finished floor at 35.5; and removing the east- and west-elevation gable windows. (Thornewill)				
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Coombs, Thornewill, and Pohl-aye			Certificate #	HDC2021-05-3956
4. John Barry	05-3895	22 Eel Point Road	New garage	40/45	Emeritus
Voting	Pohl, Coombs, McLaughlin, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:52)	<p>MacEachern – Presented project.</p> <p>Welch – He’s concerned about the drop in the grade as approved for the house; this will require retainage, but none is proposed.</p> <p>No others have concerns.</p>				
Motion	Motion to Approve through staff with the grade coming down as approved for the main house. (Coombs)				
Roll-call Vote	Carried 4-1//Thornewill, McLaughlin, Coombs, and Pohl-aye; Welch-nay			Certificate #	HDC2021-05-3895
5. Trogo Nominee Trust	05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and <i>Building with Nantucket in Mind</i> (BWNIM)				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:55)	<p>MacEachern – Reviewed changes made per previous concerns; there is precedent for 3rd-floor dormers.</p> <p>Backus – This is an in-fill replacing 1940s commercial structure; BWNIM indicates commercial in-fills should look like Main Street; 2nd-floor balcony is inappropriate in the OHD; still very tall, the roof walk doesn’t work and it’s too modern; there are elements in this that aren’t reflected in Nantucket vernacular. Read HSAB comments 8/2: the applicant has failed to address any HDC concerns stated at the last meeting: much too tall for this very visible and dominating corner lot, eliminate the third floor entirely, second floor balconies should not be approved downtown as there is no historical precedent; it is very important to stick with the simple style of architecture that makes downtown Nantucket special; once balconies are allowed, we will see many new applications for them on new or renovated properties; they may be acceptable on the back of specific buildings if not readily visible; lacks additive massing, there should be a main mass and a subordinate mass; this has two equally proportioned masses of the same height; the model for the scale of this building should be the existing structure - not the very tall three story building next door; we don’t want two nearly identical, over-sized buildings right next door to each other; please send back to HSAB when revisions are submitted.</p> <p>Coombs – Agrees with HSAB: too big, too imposing, lacks additive massing, eliminate the roof walk, and nothing on the 3rd-floor; its height should be lower. Because we allowed one building like this, doesn’t mean we have to allow another. Easy Street is not the place for this.</p> <p>Thornewill – Agrees with Ms. Coombs: dormers and roof walk are inappropriate; it’s too tall. Dormers in the historical photos are simple gables on plain facades. Agrees with HSAB about setting a precedent.</p> <p>Oliver – Likes the historical photos but what occurs to her is all those buildings are very simple with slight roof pitches. Steep pitches area a modern look. This needs to move more toward a simple vernacular. The 2nd-floor ceiling height doesn’t have to be 9’; that can come down and thus bring the height down.</p> <p>McLaughlin – We have to be consistent in what we allow and don’t allow.</p> <p>Pohl – The historical photos underscores everyone’s point of the need for simplicity with tiny gable dormers. He agrees with concerns expressed.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	

6.	33 N Mill, LLC 05-3789	7 North Mill Street	New dwelling	55.4.4/77	Sophie Metz
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, advisory comments, and tree survey				
Representing	Sophie Metz				
Public	Henry Mueller 11 North Mill Street (formerly 34 Prospect Street) for his family and several neighbors Robert Kargman, 8 Mill Street Anne Dewez 5 Mill Street, for 48-strong neighborhood group				
Concerns (6:13)	<p>Metz – Reviewed changes made per previous concerns; reviewed the tree survey.</p> <p>Backus – Appreciates reduction in height and moving back from the road. Read HSAB comments 8/9: site –move closer to North Mill Street to avoid losing trees; preserving retains the rural feeling of the neighborhood and provides substantial screening from Mill Street; sitting on an elevated ridge exacerbates the tall roof line so effort should be made to lower the height; the left addition projects too far forward; additions in the old historic district (OHD) should be set as far back as possible; there is room on the site to pull the main mass forward allowing the addition to shift back; the parking area should be on the side of the house rather than in front; south elevation, on a 4 bay house, the front door should be to one side; door surround needs more detailing; the upper windows could spread out; on the left addition, there are two doors right next to each other; the 6 lite door facing front could be eliminated; the chimney detail is unusual; the main mass benefits from the soffit overhang, but the side additions should have a simpler detailing; this house should have corner boards as practically every other house in the OHD; north elevation windows should align and relate between floors; the French doors will be visible from Mill Street and should be changed to a single door; west elevation shed dormer sides should be pulled tighter to windows; the dormer eave should drop down to the window headers; separate mulled windows.</p> <p>Mueller – Supports HSAB 8/9 comments about simpler, less tall, less fenestration, and siting. We want to see the landscaping plan and height poles. Asked HDC to take the time to get this right.</p> <p>Kargman – The house they want to mimic is the Muller House on Prospect Street, not a house near the Pony Field. HDC has the authority to require the dimensions fit the area and where this should sited on the lot regarding setting.</p> <p>Dewez – Asked whether or not HDC had a chance to review Joan Taylor’s letter with photos.</p> <p>Oliver – This is going in the right direction by getting simpler. The statement that the houses in the area are small in stature is not completely correct. The shape of the footprint is working against it; the left wing coming forward is not traditional massing. There is an opportunity to try to move the wing back; as proposed, it is too modern. Could do an intersecting gable in place of the rear porch roof and make the rear wing very subservient.</p> <p>Thornewill – This is a difficult site; the property is nothing like the square lots around it. Most of the trees at the bottom of the site are being preserved. Siting would be the mitigating factor to the massing. Agrees about simplifying.</p> <p>Coombs – If the whole building were moved more south, the trees wouldn’t have to be cut; Agrees with moving the wing off the back so the front is very simple. This needs to fit into an area which was a Quaker village; agrees with HSAB. She has not seen much reduction in the size of this building; it’s too much building for the area.</p> <p>McLaughlin – Noted 10 changes on the plans that weren’t highlighted.</p> <p>Camp – Agrees with what’s been said. South elevation additive massing is overly complex and detracts from the main mass. Anything that can be done to save trees would help to screen this.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Thornewill, and Camp-aye			Certificate #	

7. Mark Atkinson	06-4023	82 Baxter Road	Addition	49/39	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:45)	<p>Botticelli – Reviewed changes made per previous concerns; this is “Footlight”; we’re thinking of the new addition windows being 2-over-2 so it looks like it was added at a later date.</p> <p>Backus – Contributing structure circa 1923 listed on National Historic List (NHL) registry; recommend dropping the ridge lower; right addition overwhelms the main mass.</p> <p>Welch – Appreciates changes; they are appropriate. Noted the “high hat” of the new covered porch; feels not everything has to be exactly the same proportion; part of the design he likes is the concept of the windows being infill to a previously existing porch.</p> <p>Oliver – Agrees with Mr. Welch. Asked if it would be possible on the east to carry a porch roof in front of the infill sun porch; that might mitigate the high eave line.</p> <p>Coombs – Agrees with Mr. Welch about the porch; though, she could approve this.</p> <p>McLaughlin – It’s a good style cottage for ‘Sconset. South elevation, the sunporch windows should be double hung or fixed.</p> <p>Camp – You don’t usually see a 2nd floor over a sun porch; would prefer the ridge be dropped more. East elevation, the right side is too large and competes with the main mass. Likes Ms. Oliver’s suggestion about incorporating the sun room into the front porch. There is a house in ‘Sconset with a sunporch on the 1st floor and 2nd floor; doing that might not look so heavy.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 5-0//Welch, Coombs, Oliver, McLaughlin, and Camp-aye			Certificate #	HDC2021-06-4023

8. Carol Anne Surface	04-3606	47 Warren’s Landing Road	Pool	38/54	BPC
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (7:02)	<p>Paul – Reviewed changes made per previous concerns; pool has an autocover and equipment behind the cabana; the light pole will be removed.</p> <p>Thornewill – There is a huge hedgerow of Leland Cyprus right of the driveway; that and the house will block a lot of the view. Doesn’t think it will be visible.</p> <p>Oliver – We’ll add our caveat. Her opinion is there is too much hardscaping; it takes up as much area as the new house.</p> <p>Camp – It looks very exposed, and the landscaping is changing the natural area.</p> <p>McLaughlin – Confirmed the pool has an autocover.</p> <p>Coombs – The patio should not be so squared off.</p>				
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)				
Roll-call Vote	Carried 4-1//Thornewill, Oliver, McLaughlin, and Coombs-aye; Camp-nay			Certificate #	HDC2021-04-3606

9. Kristine Amendolare	05-3625	8 Bank Street Sias	Additions	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	Helen Strong, 18 Broadway Isabel Landzert, 7 Front Street Janet Ballou, 21 Front Street				
Concerns (7:14)	<p>MacLeod – Presented the revised plan addressing concerns; height now 20’; referenced a chart of alterations to structures in Codfish Park; the reinforced foundation will reinforce the bank; reviewed historical photos of the lot. The existing structure is 9’ tall.</p> <p>Backus – She appreciate the reduction in height; it would be helpful to see an overlay of the existing structure elevations. Read SAB comments from 8/2. Read into the record a letter of concerns from John Shae. This is a circa 1920s-1930s structure.</p> <p>Strong – Lowering the roof line 1’ is not an appropriate response to the outpouring of concerns from the residents. The ‘Sconset Civic Association voted unanimously to keep the roof line at or below the top of the bank. There has also been an outpouring of letters from area residents expressing concerns that the HDC should consider.</p>				

Landzert – What’s happening at this property along with other construction on Beach Street, HDC should look at this structure relevant to the rest of Codfish Park. This will encroach into the bank and obstruct the view from Front Street. The roof line shouldn’t go above the bank.

Ballou – Thinks a topographical map would be very helpful in understanding the relativity of the height.

Thornewill – This is charming and very appropriate. All of Codfish Park has pumped up; for this, the ridge and length have come down to be as small as it could reasonably get with a mud sill. No grade change has been represented.

Camp – She worries about what would happen to this building if a plan like this doesn’t go through. If it could come down one more foot, it’s visibility from Front Street would be mitigated.

McLaughlin – At this point, it is a nice, adaptable structure that fits into Codfish Park. Minor changes would make it approvable but not at this time; he has a huge stack of information to read; Mr. MacLeod’s report is very comprehensive.

Coombs – We have a lot of letters from area residents. If it could come down to 19’, that would be acceptable.

Motion

Motion to Hold for revisions. (McLaughlin)

Roll-call Vote

Carried 4-0//Camp, Thornewill, McLaughlin, and Coombs-aye

Certificate #

VI. NEW BUSINESS (08/3/2021)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nant 24 Mill St, LLC 07-4269	24 Mill Street	Demo shed	55.4.4/97	Self
2.	Nant 24 Mill St, LLC 07-4270	24 Mill Street	120 sf shed	55.4.4/97	Self

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch, Thornewill

Recused None

Documentation None

Representing None

Public None

Concerns (8:00) **McCarthy** – The applicant asked these be held for Thursday’s meeting.
Not opened at this time.

Motion **Motion to Hold Items 1 & 2 for Thursday at applicant’s request. (Camp)**

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

Certificate #

3. Julius Pasy **07-4217** 6 Bayberry Lane Addition 67/73 Thornewill Dsgn

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch

Recused Thornewill

Documentation Architectural elevation plans, site plan, and photos.

Representing Carrie Thornewill, Thornewill Design

Public None

Concerns (8:01) **Thornewill** – Presented project.
No concerns.

Motion **Motion to Approve as submitted. (McLaughlin)**

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

Certificate #

HDC2021-07-4217

4. Eileen Harkness **07-4215** 5 Gardner Perry Lane Demo shed 55/32.1 Thornewill Dsgn

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates Welch

Recused Thornewill

Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.

Representing Carrie Thornewill, Thornewill Design

Public None

Concerns (8:06) **Thornewill** – Presented project; if someone wants it they can have it.
Backus – Read HSAB comments 8/9: no concerns.
No concerns.

Motion **Motion to Approve. (McLaughlin)**

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

Certificate #

HDC2021-07-4215

5. Eileen Harkness 07-4216	5 Gardner Perry Lane	Addition	55/32.1	Thornewill Dsgn
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (8:08)	<p>Thornewill – Presented project; willing to remove windows in garage doors and make the doors natural to weather.</p> <p>Backus – Read HSAB comments 8/9: The connector roof is awkward; the forward-facing gable and large wall area compete with the main mass; rotating the ridge 90 degrees would soften the appearance; simpler natural-to-weather batten doors would call less attention.</p> <p>Camp – The addition is set back far enough that the 9-light, mud-room door won't compete with the front door; she'd be okay with additional trim around the front door. The 9-light door is too close to the cornerboards and should move left a bit.</p> <p>Coombs – She's okay with the connector piece. Agrees about moving the 9-light door away from the corner.</p> <p>Oliver – This looks fine.</p> <p>McLaughlin – This is approvable.</p>			
Motion	Motion to Approve through staff with the 9-light door moved 1' to the south. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2021-07-4216
6. James Gribbell 07-4236	2 Mulberry Lane	New garage/cottage	55.4.1/20	Thornewill Dsgn
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	Thornewill, McLaughlin			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Luke Thornewill, Thornewill Design			
Public	Elizabeth Coffin, 47 Union Street Herschel Allerhand, 47 Union Street			
Concerns (8:16)	<p>Thornewill – Presented project.</p> <p>Backus – Read a history of Mulberry Lane; Lancaster lists 2 Mulberry is a Sears and Roebuck kit house; that is actually 4 Mulberry Lane; the main house is a typical 1850s structure. Read HSAB comments 8/9: this proposal changes a somewhat natural and informal sloped yard into a series of level terraces by using tall stone walls; a more historic approach would be to allow the grade to slope more naturally and rely less on the stone walls; the existing stone retaining wall is low and very rustic; this should be the model for any new walls; the gambrel roof is a little concerning as there weren't a lot of gambrel barns in town, and this partially sunken gambrel has an unusual relationship to the grade around it; it seems unlikely that this complicated roof type would have been used for an outbuilding in this location; north – the dormer windows should be spread apart more to fill the dormer; east - the east facing elevated deck will be very visible from Mulberry Street and is very awkward in size and shape; it would be preferable to have the outdoor space to the west where the view from Mulberry could be screened more easily. A gambrel doesn't fit the vernacular of the street.</p> <p>Coffin – The prior owner showed her the Sears and Roebuck plans for the house. This proposed structure is sited too close to my property line; concerned about impact on her yard when excavating for the foundation. Very mature trees are holding up the embankment; a new foundation will cut their roots; the trees also help by absorbing runoff toward Union Street.</p> <p>Allerhand – He thinks this structure could be put on the other side of the house where there is more space.</p> <p>Coombs – This area is very tricky and water runoff is an issue and this will exacerbate it. They are digging deep into the bank. Would like to see an engineering report explaining why this is a buildable spot. The gambrel isn't appropriate here; should be a simple garage. Would like to view with height poles.</p> <p>Oliver – Trees are not our purview. This needs to be simpler; the decks on the north and south are incongruent.</p> <p>Camp – Agrees the architecture should be simpler. The main house leans toward a historic style and this will be in front of it. She'd like to view this to review the proposed grading.</p> <p>Welch – He'd like to view. Pointed out that gambrels lined Main Street before the Great Fire. This might look odd if only the 2nd-floor is visible.</p> <p>Pohl – A gable might work better. He'd like to see less retainage. The garage as shown is 20' from the fence with trees on the other side of the fence.</p>			
Motion	Motion to View with height poles at tallest point. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye		Certificate #	

7.	Amos Hostetter 07-4237	58 Baxter Road	New dwelling	49/54	Will Stephens
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:46)	Not opened at this time.				
Motion	Motion to Hold for Thursday. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	
8.	Tom Fusaro 07-4238	6 Toombs Court	New dwelling	68/155	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (8:47)	<p>Oliver – Presented project; 22'8" tall; grey trim, natural to weather doors, terratone sash, and dual grey roof.</p> <p>Camp – The front door hipped roof looks odd; splay it out to match the main house.</p> <p>Coombs – Agrees with Ms. Camp.</p> <p>McLaughlin – This is in keeping with the area.</p> <p>Thornewill – She also concurs.</p> <p>Pohl – On the front elevation, the hipped roof over the front door is drawn steeper than it appears from the side; drop the pitch or make it a shed roof.</p>				
Motion	Motion to Approve through staff with a shed roof over the front door. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Coombs, McLaughlin, and Pohl-aye			Certificate #	HDC2021-07-4238
9.	TLG Properties 07-4251	21 Pleasant Street	Driveway	55.4.1/1	Edgewater
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:52)	Not opened at this time.				
Motion	Motion to Hold for representation. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	
10.	Theodorakos Vaios Tr 07-4254	79 Pocomo Road	Demo/move off	15/5	CWA
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:53)	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 #	
11.	Hannah Gardner House 07-4273	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Sarah McLane				
Public	None				
Concerns (8:54)	<p>McLane – Presented project, circa 1926; 2nd-story added between 1926 and 1930.</p> <p>Backus – Read HSAB comments 8/9: it isn't necessary to rebuild the roof to comply with the building code; would prefer to keep the original roof line; change in siding material is ok.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Welch, and Camp-aye			Certificate #	HDC2021-07-4273

Rest held for Thursday.

12.	5 Sherburne Way, LLC 07-4263	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
13.	Steve Frohwein 07-4277	32 North Liberty Street	Move shed on site	41/159	Emeritus
14.	Steve Frohwein 07-4278	32 North Liberty Street	Replace windows/like kind	41/159	Emeritus
15.	2 Chestnut St ACK, LLC 07-4271	2 Chestnut Street	Addition	42.3.1/69	Emeritus
16.	MBL Norris 07-4268	14 Lowell Place	Shed	41/164	Emeritus
17.	Nantucket Oaks, LLC 07-4285	99 Low Beach Road	New studio #1	75/32.1	Normand Resid.
18.	Nantucket Oaks, LLC 07-4286	99 Low Beach Road	New studio #2	75/32.1	Normand Resid.
19.	Nantucket Oaks, LLC 07-4287	99 Low Beach Road	New studio #3	75/32.1	Normand Resid.
20.	William Scannell 07-4293	119R Eel Point Road	Revisions to pool	33/17.1	Atlantic Lndscpg
21.	Lund Nantucket R.T. 07-4292	173 Hydrangea Lane	Pool	73/97 & 98	Atlantic Lndscpg
22.	Shared Haven N.T. 07-4289	19 Derrymore Road	Pool	41/116	Atlantic Lndscpg
23.	Kris Megna 07-4288	2A Blueberry Lane	Roof top solar	80/178.1	ACK Smart

VII. OLD BUSINESS 08/10/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Wayne Berman 07-4229	98 Tom Nevers Road	Add, roofwalk, fenestration	91/40	NAG
2.	Lot 27 N Mill, LLC 06-4021	Lot 27B Birdsong	New dwelling	55.4.4/80.1	B. Meerbergen
3.	Lot 27 N Mill, LLC 06-4022	Lot 27B Birdsong	Studio	55.4.4/80.1	B. Meerbergen
4.	Jacqueline Pizzi 06-4081	3 Winn Street	Pool and hardscape	41/593	Atlantic Lndscpg
5.	22 Easton Street 05-3643	22-24 Easton Street	Main house	42.1.4/12	Workshop APD
6.	22 Easton Street 05-3644	22-24 Easton Street	East garage	42.1.4/12	Workshop APD
7.	22 Easton Street 05-3645	22-24 Easton Street	West garage	42.1.4/12	Workshop APD
8.	22 Easton Street 05-3646	22-24 Easton Street	Gym pavilion	42.1.4/12	Workshop APD
9.	22 Easton Street 06-4026	22-24 Easton Street	Pool and hardscape	42.1.4/12	Ahern
10.	Oliveira Martin Trust 06-4028	87 Cliff Road	Pool	30/168.1	Ahern
11.	Darrell Ferguson 06-4102	28 Main Street, Sias	Color change chimney and fenest	73.3.1/47	Emeritus
12.	Jessica Millard 06-4017	5 Cudweed	Windows/doors	82/145	Val Oliver
13.	NHA Macy Warehouse 07-4199	12 Straight Wharf	Unapproved Like-Kind doors	42.3.1/138	Linda Williams
14.	Norris Building Co. 06-4086	14A Lowell Place	Hardscape – spa	41/164	Atlantic Lndscpg

VIII. NEW BUSINESS 08/17/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mad House Realty Tr 07-4306	100 Madaquecham Valley Rd	Addition	88/62	BPC
2.	Mad House Realty Tr 07-4303	100 Madaquecham Valley Rd	Spa	88/62	BPC
3.	Karli Hagedorn 08-4318	34 West Chester Street	Add dormer to greenhouse	41/31	Julie Jordin
4.	Richard Chesley 08-4398	1 Wesco Place	Window Replacement	42.4.3/54	Hristo Rashkov
5.	Karalex Nominee Tr 08-4321	188 Cliff Road	Move/Demo	40/24	M Cutone Archit
6.	Karalex Nominee Tr 08-4319	188 Cliff Road	New Dwelling	40/24	M Cutone Archit
7.	Karalex Nominee Tr 0/-4322	188 Cliff Road	Garage/Gym/Studio	40/24	M Cutone Archit
8.	Karalex Nominee Tr 08-4320	188 Cliff Road	Pool	40/24	M Cutone Archit
9.	Whale's End II, LLC 08-4369	43 Squam Road	Rev. 06-4031: addition	13/24	M Cutone Archit
10.	NFI Realty Tr 08-4368	169 Eel Point Road	Pool	33/5	M Cutone Archit
11.	Mark Cannan 08-4324	12 Waquoit Road	Garage/Cottage	89/10	Thornewill Dsgn
12.	Mark Cannan 08-4326	12 Waquoit Road	Pool/Hardscape	89/10	Thornewill Dsgn
13.	North Mill, LLC 08-4338	Lot A – Birdsong Lane	New dwelling	55.4.4/80.1	Thornewill Dsgn
14.	Carl Nielsen 08-4359	50 Wanoma Way	Raise house on new foundation	92.4/244	Thornewill Dsgn
15.	Carl Nielsen 08-4358	50 Wawoma Way	Pool	92.4/244	Thornewill Dsgn
16.	Conway Family Tr 08-4328	11 Western Avenue	New dwelling	87/117	Val Oliver Design
17.	Scott Sampson 08-4375	14 Aurora Way	New dwelling	56/445	Val Oliver Design
18.	Susan Doughan 08-4330	134 Main Street	Rev. 2406: driveway/hardscape	41-37.1	Gryphon Arch
19.	Martin Law Rence	5 Swayzes Drive	Pool and hardscape	66/154	Linda Williams
20.	Michael Dicosola	11 Swayzes Drive	Pool and hardscape	66/157	Linda Williams
21.	93 TNR, LLC	93 Tom Nevers	Roof/color change	91/18	Linda Williams
22.	Roy Weeden	9 Twin Street	Demo cottage	55.4.1/71	Linda Williams
23.	Roy Weeden	9 Twin Street	New dwelling	55.4.1/71	Linda Williams
24.	Yvonne Archer	39 Monomoy Road	Demo/move garage	54/79	Linda Williams
25.	2 Mayflower Cir, LLC	2 Mayflower Circle	Pergola	68/728	Linda Williams
26.	Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
27.	NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams
28.	Last Waltz, LLC	83 Bartlett Road	Rev. Windows	66-409	Linda Williams
29.	3 Winn St Realty Tr 08-4335	3 Winn Street	New dwelling	41/593	Self
30.	4 E Lincoln, LLC 08-4340	4 East Lincoln Avenue	Add Stair & Door	42.4.1/49	NAG
31.	Acked, LLC	18 B Bartlett Road	Move Building	67/113.1	Petro Zlatev
32.	One Chester Smiley, LLC 08-4347	1 Chester Street	Window/door changes	42.4.3/18	Normand Resid

HDC Minutes for August 17, 2021, adopted Aug. 31

33. Andrew Reger 08-4349	7 East Lincoln Avenue	Add Roof Walk, Clarify Color	42.4.1/8	Emeritus
34. Liz Norris 08-4363	14 Lowell Place	Rev 2188; window change	41/164	Emeritus
35. NIR Retail, LLC 08-4362	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus
36. Slacktide Development	111 Surfside Road	Pool/Hardscape	80/70	KM Designs
37. Michael Raso 08-4350	82 Center Street	L-K Window Replacement	42.43/62	Self
38. Michael Raso 08-4351	82 Center Street	Fence- As Built fee	42.43/62	Self
39. Joseph Marchese 08-4361	8 Winn Street	Pool	41/51.2	Waterscapes
40. Robert Rothbard 08-4352	3 Brooks Farm Road	Rev. 10-2041: driveway/apron	41/222.7	Scosnet Gardener
41. Bob Lang 08-4374	7 Masaquet Druve	Garage move off	80/144	Val Oliver Design
42. Chris Oberg 08-4374	3 Ticcoma Way	Move garage on	67/765	Val Oliver Design
43. Dan Displacido 08-4375	20 Goldfinch Drive	New dwelling	68/689	Val Oliver Design
44. Nantucket Develop 08-4370	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
45. Michael Jemison 08-4378	195C Hummock Pond Rd	Change roof, add stairs	65/23.2	Botticelli + Pohl
46. Nant 62 Walsh, LLC 08-4379	62 Walsh Street	Rev. 05-3618: windows/roof	29/85 + 85.2	Botticelli + Pohl
47. 12 Pitman, LLC 08-4385	12 Pitman Road	Storage barn	73.4.1/17	Patrick Levesque
48. Allen Dewing	74 Milk Street	Addition	56/6.1	Linda Williams
49. Allen Dewing	74 Milk Street	Alterations to barn	56/6.1	Linda Williams
50. Allen Dewing	74 Milk Street	New shed	56/6.1	Linda Williams
51. Tom McCann	78 Milk Street	Revise 09-1836: pool location	56/6.1	Linda Williams
52. Back 41, LLC 08-4381	105 Tom Nevers Road	Rev. 03-3154: deck/balcony	91/25	CWA
53. Engle Kristen Trust 08-4382	88 Pocomo Road	Beach stairs	15/42	CWA
54. Cannonbury Hldgs, LLC 08-4383	18 Cannonbury Lane	Rev. 04-3380: fenestration	74/13	CWA
55. Whitney A Gifford Tr 08-4384	6 Lily Street	Rev. 02-2977: shed drmr	42.3.4/45	CWA
56. LBC 'Scosnet, LLC 08-4387	9 Hawks Circle	Rev. 3075: GH clr chg	74/37.1	JGG Architects
57. LBC 'Scosnet, LLC	9 Hawks Circle	Rev. 3826: MH bumpout/clr chg	74/37.1	JGG Architects
58. John Myntinen	10A Old Tom Nevers Rd	Window replacement	75/57	Jeff Mackinnnon

IX. OTHER BUSINESS	
Approved Minutes	August 3 & 5, 2021 Motion to Approve. (Oliver) Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye
Review Minutes	August 10, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, August 19, 2021 at 1:00 pm. 2 Fairgrounds Road, Conference Room • Discussion of Advisory Board Review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	Oliver – Wants a plan to allocate houses being demoed or moved to stockpile salvageable parts.

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:02 p.m. (McLaughlin)**

Roll-call vote Carried 3-2//Camp, Coombs, and McLaughlin-aye; Oliver and Pohl-nay

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

'Scosnet Advisory Board

Madaket Advisory Board

Sign Advisory Council