



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 31, 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 5:02 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim Compliance Coordinator; Esmerelda Martinez, Administrative Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill
 Absent Members: McLaughlin
 Late Arrivals: None
 Early Departures: Oliver, 6:43 pm; Dutra, 8:49 pm; Welch, 9:00 pm

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, Camp, Dutra, 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.	Carrie Phillip 08-4508	4 Okorwaw Avenue	Rev. 3031: add porch	79/131	Self
2.	85 Fair Lily, LLC 08-4413	85 North Liberty Street	Alterations/windows	41/136	Thornewill Design
3.	Wallace ACK, LLC 08-4439	45 Hulbert Avenue	Clr chng: frnt dr + rfwalk	29/16	Thornewill Design
4.	Janice P. Hoff Trust 08-4467	26 Quidnet Road	Add 1ft to E & W elevations	21/35	McMullen & Assocs.
5.	Stoyan Ivanov 08-4490	18 South Shore Road	Roof material change	80/66	Normand Residential
6.	Peter Leone 08-4479	7 Mamack Lane	Hardscape	55/565.9	NAG
7.	John Mynttinen 08-4416	10A Old Tom Nevers Rd	Window replacement	75/57	Jeff MacKinnon
8.	James Sutton 08-4507	10B Old Tom Nevers Rd	Expand deck	75/57	Self
9.	Kirk Coburn 08-4432	5 High Brush Path	MH like-kind replacements	56/388	Normand Residential
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	Thornewill				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye			Certificate #	HDC2021-08-(as noted)

III. CONSENT WITH CONDTIIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Shaun Broderick 08-4401	3 Old Mill Court	Rev: 3570: Rdce & resite pool	55/927	Jardins Intl.
	• Pool, spa, stone patio top finish elevation not higher than 37.5'; and, not visible at time of inspection and in perpetuity				
2.	Stoyan Ivanov 08-4428	18 South Shore Road	New pool	80/66	Normand Residential
	• Pool must not be visible at time of inspection and in perpetuity				
3.	Jeffery Krupa 08-4442	95 West Chester Street	Shed	41/93.1	Structures Unlimited
	• Due to lack of visibility				
4.	Ron Kubick 08-4445	5 Hydrangea Lane	Shed	73/96	Chris Perry
	• Due to lack of visibility				
5.	August Nominee Trust 08-4477	7 Plainfield Rd	Pool and hardscape	49/171	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
6.	Eileen Ouellette 08-4414	10 New Street	Driveway	55/341	KM Designs
	• Existing plant material to be retained				

Voting Pohl, Camp, Coombs, Oliver, Thornewill

Alternates Welch, Dutra

Recused None

Documentation None

Representing None

Public None

Concerns No additional concerns.

Motion **Motion to Approve through staff per noted conditions. (Coombs)**

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

Certificate # **HDC2021-08-(as noted)**

IV. 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.	NHA Macy Warehouse 07-4199	12 Straight Wharf	Unapproved LK doors	42.3.1/138	Linda Williams

Voting Pohl, Coombs, Oliver, Thornewill, Welch (read back in 8/26)

Alternates None

Recused None

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

Representing Linda Williams

Edward Rudd, Nantucket Historical Association (NHA)

Public None

Concerns (5:09) **Williams** – They don't want the glass doors to be distracting. Referenced a letter of support from Matthew Kuhnert, historical preservationist and previous HDC commissioner.

Rudd – The HVAC and natural lighting are extremely important to NHA; this will be all gallery space for the next 3 years; if the glass doors were inset, the floor would be exposed to weather. The gallery sign has been removed.

Backus – This is individually significant historic resource; agrees with the letter from the Massachusetts Historical Commission (MHC); the work was done without a COA and approval so there should be a fine. Reminded the commission MHC isn't married to this as the final door configuration and understand concerns about setting a precedent.

Coombs – NHA did this without coming to the HDC and they know they should have. Now our choice is to allow it based upon technical reasons, or we require they look at alternatives; she wants to see some other options. She's concerned because already the people in the building are doing what they want when they know they should come to HDC.

Oliver – Agrees with Ms. Coombs about the glass doors and NHA knowing they should have applied; the exterior doors will weather out. She'd like to see something different and there should be a fine.

Thornewill – She agrees about it not being applied for; if they must be fined, so be it. She's okay with the glass doors; suggested adding a note that this is a NHA affiliate museum.

Welch – He doesn't like the replacement doors not being red. Appreciates Mr. Kuhnert's letter; this proposal does address points brought up in that letter; the new work should differentiate from the old. Feels the glass helps reflect the original intention of the use as a warehouse because the exterior doors can be left open. Doesn't think the sign on the glass door is appropriate. He thinks a better selection could have been made for material; knotty pine is not typical for Nantucket. If we fine this as an as-built, we need to be consistent; would like to see some mitigation on NHA's part but doesn't know what that would be: education about HDC's role perhaps. Confirmed the exterior doors are natural, unfinished wood.

Pohl – The sign on the glass door is new since August 26. The wood doors are suffering from "new shingle effect" and are startling; they will grey out. The Macy Gallery sign flies in the face of the glass being unobtrusive; the glass is as close as we can get to climate control and the original concept of the doors being open for rolling out barrels. Regarding a fine, he feels penalizing a not-for-profit institution is not in the public interest; he understands how this happened and everyone is penitent about it.

Motion **Motion to Approve as submitted; HDC waives the as-built fine; the applicant will set up a quarterly inspection of the structure over the next year to ensure no further architectural features being added; and the Thomas Macy Gallery sign to be removed with no sign is to be placed in the doorway over the glass. (Welch)**

Roll-call Vote Carried 3-1//Thornewill, Welch, and Pohl-aye; Oliver-aye; Coombs abstain Certificate # **HDC2021-07-4199**

V. 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.	NFI Realty Tr 08-4368	169 Eel Point Road	Pool	33/5	M Cutone Ardit
Voting	Pohl, Camp, Coombs, Oliver, Dutra				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (5:39)	Mills – Presented project; 25X60 feet No concerns due to lack of visibility.				
Motion	Motion to Approve as submitted due to lack of visibility and not to be visible at time of inspection and thereafter. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-08-4368
2.	Mark Cannan 08-4324	12 Waquoit Road	Garage/Cottage	89/10	Thornewill Design
Voting	Pohl, Camp, Coombs, Oliver, Dutra				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (5:43)	Thornewill – Presented project; natural trim; black sash and doors. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Dutra, Oliver, and Pohl-aye			Certificate #	HDC2021-08-4324
3.	Mark Cannan 08-4326	12 Waquoit Road	Pool/Hardscape	89/10	Thornewill Design
Voting	Pohl, Camp, Coombs, Oliver, Dutra				
Alternates	None				
Recused	Thornewill				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (5:48)	No concerns.				
Motion	Motion to Approve as submitted due to the remote location. (Oliver)				
Roll-call Vote	Carried 4-0// Coombs, Dutra, Oliver, and Pohl-aye; Camp abstain			Certificate #	HDC2021-08-4326
4.	North Mill, LLC 08-4338	Lot A – Birdsong Lane	New dwelling	55.4.4/80.1	Thornewill Design
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design				
Public	Anne Dewez, Mill Street Area Group				
Concerns (5:49)	Thornewill – Presented project; white trim and blue front door. Backus – This is an infill within the old historic district (OHD); would like to see exactly where this is proposed within the subdivision. Read HSAB comments 8/16: the front windows feel pinched together and should be spread out; the 9-foot ceiling height creates a lot of shingle space between first- and second-floor windows; lower the ceiling height, and possibly raise the header height of the 1 st -floor windows or lengthen the 2 nd -floor windows; the rear addition should have a lower plate height to feel more subordinate; the screen porch could be reduced in length; the fireplace box is awkward; bring the fireplace into the interior; question if windows are ADL(sic) or true-divided light (IDL); A/C units should be screened; front door trim should have more detail. Dewez – Referenced the letter of concerns sent to commissioners. Appreciate the Quaker style. Camp – Agree with HSAB about the far-left porch; a deck in front of it is not appropriate. Also agree about the front windows feeling pinched and the space between the 1 st - and 2 nd -floor windows. Would prefer grey trim and shutters. The hipped roof on the front right could be longer and connect the roof form behind it. The front door could have more formal details. The chimney should look more integral to the house and be corbelled at the top. Coombs – The front windows should be spread out to fill the wall; the door should fit the style of the house with a railing. Agrees with HSAB. North elevation, suggested adding a window to the 2 nd -floor, right gable. Agree about the chimney. Oliver – Would want the porch fixed. Welch – He’s heard this referred to as a half house. West elevation, agrees the windows should be separated; it’s not atypical for windows not located over the door to align; manipulating plate height could help with the covered the porch; it will be mitigated by presence of future homes; it would help to make the 2 nd -floor windows taller; on the right mass, make the plate shorter or make the windows taller. The design is appropriate to the area.				

Pohl – Agrees with HSAB and most comments made: spread the front elevation windows, raise the 1st-floor window headers, and add a transom over the front door; enhance the front door frontispiece. The frieze board over the windows creates a build-up of white at the eaves; the rakes painted white would be very Quaker; the chimney need articulation; talked about the porch; and likes the idea of moving the deck to the rear.

Motion **Motion to Hold for revisions. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye Certificate #
 5. Carl Nielsen **08-4359** 50 Wanoma Way Raise house/new foundation 92.4/244 Thornewill Design
 Voting Pohl, Camp, Coombs, Oliver, Dutra
 Alternates Welch
 Recused Thornewill
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Carrie Thornewill, Thornewill Design
 Public None
 Concerns (6:14) **Thornewill** – Presented project.
 No concerns.

Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 5-0//Oliver, Coombs, Camp, Dutra, and Pohl-aye Certificate # **HDC2021-08-4359**

6. Conway Family Trust **08-4328** 11 Western Avenue New dwelling 87/117 Val Oliver Design
 Voting Pohl, Camp, Coombs, Welch, Thornewill
 Alternates Dutra
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Val Oliver, Val Oliver Design
 Jane Caspe, co-owner
 Public None
 Concerns (6:20) **Oliver** – Presented project; height is 27’10” with white trim, sash, and doors and black roof.

Coombs – Wants to see some reduction in the height; feels it doesn’t fit this part of Western Avenue. Fenestration should be reduced, especially on the north elevation. Looks like a big box; needs more additive massing.

Camp – This neighborhood does have a character, which isn’t reflected in this design; should be smaller and “more beachy” with additive massing.

Thornewill – Agrees with what’s been said; the ridge feels very long. The left mass ridge should drop more. The north and east elevations feel very flat. White trim will call attention to this in an area with a lot of natural to weather trim.

Welch – He’d like to view this with height poles for the main ridge.

Pohl – North elevation windows feel very vertical. There are a lot of French doors with flanking windows configurations. The white trim will make it stand out. Agrees about bringing the height down.

Motion **Motion to View with ridge poles and hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Camp, Thornewill, Welch, Coombs, and Pohl-aye Certificate #

7. Scott Sampson **08-4375** 14 Aurora Way New dwelling 56/445 Val Oliver Design
 Voting Pohl, Camp, Coombs, Dutra, Thornewill
 Alternates Welch
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Val Oliver, Val Oliver Design
 Public None
 Concerns (6:33) **Oliver** – Presented project; white trim, sashes, and doors with cedar wood.

Dutra – No concerns; no visibility of the sides and rear.

Thornewill – It fits the neighborhood. East elevation, the 3 double-window, gable dormers feel busy; suggested shed dormers but visibility is limited.

Coombs – Agrees with Ms. Thornewill about the east elevation.

Camp – North elevation, the 2 windows in the gable dormer draw attention and detract from the design; likes the scale of the 1st-floor windows. Agrees with Ms. Thornewill about the east elevation dormers.

Pohl – The 50’ buffer runs through the north elevation porch. Agrees about shed dormers.

Motion **Motion to Approve through staff with the north and east elevation gable dormers to become shed dormers. (Camp)**

Roll-call Vote Carried 5-0//Coombs, Dutra, Thornewill, Camp, and Pohl-aye Certificate # **HDC2021-08-4375**

8.	Susan Doughan	08-4330	134 Main Street	Rev. 2406: drvwy/hrdsqpe	41-37.1	Gryphon Arch
Voting	Pohl, Camp, Coombs, Welch, Thornewill					
Alternates	Dutra					
Recused	None					
Documentation	Landscape design plans, site plan, photos, and advisory comments.					
Representing	Ethan Griffin, Gryphon Architects					
Public	None					
Concerns (6:44)	<p>Griffin – Presented project.</p> <p>Backus – Read HSAB comments 8/16: not clear what has changed from previous application; too much brick; the driveway is wider than necessary for one car; reduce in width.</p> <p>Coombs – The driveway is 14 feet wide, which is unnecessary for one car; should be reduced in length and width.</p> <p>Camp – Suggested some greenery in the last 2'; that's a lot of hardscaping and needs to be softened.</p> <p>Thornewill – Agrees; it is 33' long from the sidewalk; reduce the length and width and have grass around it.</p> <p>Welch – Agrees; could also change up the material.</p> <p>Pohl – Given the expanse of brick, it needs to be reduced.</p>					
Motion	Motion to Hold for revisions. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye				Certificate #	
9.	Tom McCann	08-4427	78 Milk Street	Rev. 1386: pool location	56/6.1	Linda Williams
Voting	Pohl, Camp, Coombs, Welch, Dutra					
Alternates	Thornewill					
Recused	None					
Documentation	Landscape design plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (6:52)	<p>Williams – Presented project; this was on consent but was pulled off; it's not visible and should have been on consent. Asserted the lot is enclosed in vegetation and the pool will not be visible from anywhere.</p> <p>Coombs – There's a wide driveway connecting this to his house next door providing a line-of-sight to the pool. Concerned the pool will be visible in the winter because most of the screening is seasonal.</p> <p>Camp – If this changes hands, she's concerned about okaying a pool on this high-profile location; the vegetation is seasonal, and she doesn't support this.</p> <p>Welch – The need for evergreen is a valid concern.</p> <p>Dutra – The pool is 30' from the road at a stop sign; it's a small pool and not squeezed in. The two properties are currently not divided by screening and the pool would be visible. The screening is very narrow along the road. Our caveat doesn't always work.</p> <p>Pohl – The caveat is very important; there should be evergreen screening.</p>					
Motion	Motion to Approve through staff with evergreen added to the screening along Hummock Pond and Milk Street and the pool not to be visible at time of inspection and in perpetuity. (Welch)					
Roll-call Vote	Carried 3-2//Dutra, Welch, and Pohl-aye; Camp and Coombs-nay				Certificate #	HDC2021-08-4427
10.	Roy Weeden	09-4540	9 Twin Street	Demo cottage	55.4.1/71	Linda Williams
Voting	Pohl, Camp, Coombs, Dutra, Thornewill					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Linda Williams					
Public	None					
Concerns (7:07)	<p>Williams – Presented project; this was not on the lot before 1964 according to the Sanborn maps.</p> <p>Backus – Read HSAB comments 8/30: prefer a move; new building should retain the same scale and style and trim color. Should this be demolished, she wants photos of the interior for the file; the survey indicates this was a carriage house. No concerns.</p>					
Motion	Motion to Approve as a move off/demolition. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Dutra, Camp, and Pohl-aye				Certificate #	HDC2021-09-4540

11. Roy Weeden	09-4639	9 Twin Street	New dwelling	55.4.1/71	Linda Williams
Voting	Pohl, Camp, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:12)	<p>Williams – Presented project; quaker grey trim and black windows; 21’ in the rear and 14’ on the front.</p> <p>Backus – This is a great scale related to what’s there.</p> <p>Read HSAB comments 8/30: ok with size and scale; the band of shingles above the 2 west facing doors should be eliminated by raising the height of the opening or lowering the eave; ideally this should look like a side porch that was filled in rather than a shed addition with 2 negative masses at either end; trim and window casing color should match the original cottage – Nantucket grey; suggested a short side fence to conceal the areaway close to Twin Street; east elevation, prefer window in dormer to be double hung rather than casement.</p> <p>Camp – Really appreciates that this is small and quirky.</p> <p>Coombs – Agrees with Ms. Camp.</p> <p>Dutra – He too appreciates the design; it’s sensitive to the area.</p> <p>Thornewill – Agrees but she’s against the black sash; it doesn’t work with the cottage style or a quirky old building; should be Nantucket grey.</p> <p>Pohl – West elevation porch, remove the shingle course above the French doors.</p>				
Motion	Motion to Approve through staff with the trim and sash as Nantucket grey; the west elevation, remove the shingle course above the porch French doors; and the front door to be the same color as 35 Mill Street. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Dutra, Thornewill, Camp, and Pohl-aye		Certificate #	HDC2021-09-4639	
12. 4 E Lincoln, LLC	08-4340	4 East Lincoln Avenue	Add Stair & Door	42.4.1/49	NAG
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (7:24)	<p>Theroux – Presented project.</p> <p>Backus – Read HASB comments 8/23: outdoor stairs are usually not encouraged, but the visibility might be very limited; decking material to be natural.</p> <p>No concerns.</p>				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Thornewill, Welch, Coombs, and Pohl-aye		Certificate #	HDC2021-08-4340	
13. Aoked, LLC	08-4419	18 B Bartlett Road	Move Building	67/113.1	Petro Zlatev
Voting	Pohl, Camp, Coombs, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Petro Zlatev				
Public	None				
Concerns (7:28)	<p>Zlatev – Presented project.</p> <p>Welch – He reviewed this for consent but there were no elevations at that time; they have since been submitted. It appears to have a common driveway to a home in the back so the drive would be like a small road with a cul de sac</p> <p>Coombs – Doesn’t understand why it’s being turned. If the plants in front are maintained, she’d go with it.</p> <p>Camp – She has no strong opinion on this.</p> <p>Dutra – No concerns; it won’t stand out.</p>				
Motion	Motion to Approve as submitted. (Dutra)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, Dutra, and Pohl-aye		Certificate #	HDC2021-08-4419	

14. One Chester Smiley, LLC 08-4347	1 Chester Street	Window/door changes	42.4.3/18	Normand Resid
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Fred Lilly, for Normand Residential Design			
Public	None			
Concerns (7:35)	<p>Lilly- Presented project; contends this is not visible; there's a 7' tall hedge between this and Cliff Road.</p> <p>Backus – This is circa 1810 per HDC survey, but Preservation Institute of Nantucket documentation dated it to 1794 and built by Johnathan Barns, sea captain. Recommends a view from Cliff Road; wants to know the age of the 12-light window being lost and amount of material to be removed; French doorpanes should match the 12-over-12 window panes. Read HSAB comments 8/23: the back of this house is possibly visible from Cliff Road, especially in the winter and most likely at night when lights are on; would prefer to see a single window and one 12-light door instead of both triple French doors.</p> <p>Coombs – We need a history of the windows being removed/replaced.</p> <p>Camp – Suggested reducing the triple French doors to 2 on the east and north elevations and add kick panels. North elevation, wishes the kitchen windows conformed to the architecture better.</p> <p>Thornewill – Agrees about the French doors, especially since they are in the corner.</p> <p>Welch – Agrees with what's been said.</p> <p>Pohl – Ms. Backus suggested the pane sizes to match the 12-over-12 windows with kick panels and 12 lights.</p>			
Motion	Motion to Approve through staff with the French doors to be 12-lights with kick panels and reduced to 2 doors on north and east elevation. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Thornewill, Welch, Coombs, and Pohl-aye	Certificate #	HDC2021-08-4347	
15. Andrew Reger 08-4349	7 East Lincoln Avenue	Add Roofwalk, clarify color	42.4.1/8	Emeritus
16. Liz Norris 08-4363	14 Lowell Place	Rev. 2188: window change	41/164	Emeritus
17. NIR Retail, LLC 08-4362	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus
Voting	Pohl, Camp, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:53)	McCarthy – Mr. MacEachern is out of Town. Not opened at this time.			
Motion	Motion to Hold Items 15, 16, & 17 for representation. (Coombs)			
Roll-call Vote	Carried 5-0// Camp, Thornewill, Dutra, Coombs, and Pohl-aye	Certificate #	HDC2021-08-4362	
18. Slacktide Development 08-4482	111 Surfside Road	Pool/Hardscape	80/70	KM Designs
Voting	Pohl, Coombs, Welch, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Katy Mitchell, KM Designs			
Public	None			
Concerns (8:03)	(7:54) Held for representation.			
	Mitchell – Presented project.			
	Coombs – There would need to be more vegetation along Surfside Road. The pool should be narrower, no wider than the pergola.			
	Dutra – He's okay with this; we can add the caveat, but he doesn't think it's visible.			
	Thornewill – She understands Ms. Coombs concerns; adding the caveat is important in case there is a die-off.			
	Welch – Agrees, to ensure more privacy.			
Motion	Motion to Approve with not to be visible at time of inspection and thereafter. (Thornewill)			
Roll-call Vote	Carried 5-0//Welch, Dutra, Coombs, Thornewill, and Pohl-aye	Certificate #	HDC2021-08-4482	

19. Michael Raso	08-4350	82 Center Street	L-K Window Replacement	42.43/62	Self
Voting	Camp (acting chair), Coombs, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Advisory comments.				
Representing	Michael Raso, owner				
Public	None				
Concerns (7:52)	Raso – Presented project. Backus – Doesn't know where the miscommunication happened; 1860s Greek revival. Read HSAB comments 8/23: don't need approval for storm windows. Camp – Doesn't think an approval is necessary for replacing storm windows in kind.				
Motion	No action necessary				
Roll-call Vote	N/A			Certificate #	
20. Michael Raso	08-4351	82 Center Street	Fence - As Built fee	42.43/62	Self
Voting	Camp (acting chair), Coombs, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Michael Raso, owner				
Public	None				
Concerns (7:56)	Raso – Presented project; the photo dated 4/18/21 is the fence as we built it; added the capping into the door. Backus – Circa 1860 contributing Greek revival; old NHA photo shows a fence similar to what is now in place. Where it ties into the corner of the house, the corner was squared off rather than rounded. Read HSAB comments 8/23: no concerns. No concerns.				
Motion	Motion to Approve as submitted and waiving the fine. (Welch)				
Roll-call Vote	Carried 5-0//Welch, Thornewill, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-08-4351
21. Dan Displacido	08-4375	20 Goldfinch Drive	New dwelling	68/689	Val Oliver Design
22. Nantucket Develop	08-4370	9 Hydrangea Lane	New dwelling	73/94	Val Oliver Design
Voting	Pohl, Coombs, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:11)	Not opened at this time.				
Motion	Motion to Hold Items 21 & 22 for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Dutra, Thornewill, Welch, Coombs, and Pohl-aye			Certificate #	
23. Michael Jemison	08-4378	195C Hummock Pond Rd	Change roof, add stairs	65/23.2	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Welch, Thornewill				
Alternates	None				
Recused	Pohl, Dutra				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:11)	Botticelli – Presented project; the metal roof is the owner's product. Welch – This is a low-slung building, and this is appropriate given the location. Coombs – It's right next to Land Bank property, which is open to the public; not sure that's a good place for a steel roof. She'd like to view this. Thornewill – She's okay with this. Doesn't think it's visible from the Land Bank property. If he plans to promote use of this product on Nantucket, it could become an issue. Camp – She has no concerns; it's off the road and a low-profile building.				
Motion	Motion to Approve as submitted. (Welch)				
Roll-call Vote	Carried 3-1//Thornewill, Welch, and Camp-aye; Coombs-nay			Certificate #	HDC2021-08-4378

24. Nant 62 Walsh, LLC 08-4379 62 Walsh Street Rev. 05-3618: wnds/roof 29/85 + 85.2 Botticelli + Pohl					
Voting	Camp (acting chair), Coombs, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:19)	Botticelli – Asked this be held for Thursday Not opened at this time.				
Motion	Motion to Hold for Thursday at applicant’s request. (Coombs)				
Roll-call Vote	Carried 5-0//Coombs, Welch, Dutra, Thornewill, and Camp-aye				Certificate #
25. 12 Pitman, LLC 08-4385 12 Pitman Road Storage barn 73.4.1/17 Patrick Levesque					
Voting	Camp (acting chair), Coombs, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Patrick Levesque				
Public	None				
Concerns (8:19)	Levesque – Presented project. Backus – This is in the ‘Sonset OHD but neither SAB or myself got to review it. Coombs – We should hold this for SAB to review. Welch – Agrees, he’d also like to view this for any mitigating plant material. Thornewill – It seems simple; but perhaps SAB should review it. Dutra – No comments at this time. It’s simple, but he’s not familiar with the area. A view would be good.				
Motion	Motion to View and to be submitted to SAB. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Thornewill, Dutra, Coombs, and Camp-aye				Certificate #
26. Allen Dewing 08-4483 74 Milk Street Addition to barn 56/6.1 Linda Williams					
Voting	Pohl, Camp, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (8:24)	Williams – Presented project. Thornewill – She has no concerns. Dutra – The addition won’t be visible but feels the ridge should be lower than the existing roof. Camp – North elevation, would prefer the dormer centered over the front door but understands why it isn’t. Agrees with Mr. Dutra, if there’s any way to drop the ridge of the gable off the back, that would be more additive. Coombs – You won’t see any of the east or west elevations. North elevation, suggested making the dormer a little larger and shifting it as much to the left as possible. Pohl – Sounds like everyone is okay with the proposed. The rear won’t be visible.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Dutra, Thornewill, Coombs, and Pohl-aye				Certificate # HDC2021-08-4483
27. Don Dimock 59 Bartlett Road Add porch roof 66/99.1 Linda Williams					
28. NHA 89 A-B Bartlett Road Change roof overhang 66/410 Linda Williams					
Voting	Pohl, McLaughlin, Coombs,				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns (8:37)	Williams – Asked Items 27 & 28 be held for Tuesday, September 7 th . Not opened at this time.				
Motion	Motion to Hold for Tuesday. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Dutra, Thornewill, Coombs, and Pohl-aye				Certificate #

29. Back 41, LLC 08-4381	105 Tom Nevers Road	Rev. 03-3154: deck/balcony	91/25	CWA
30. Engle Kristen Trust 08-4382	88 Pocomo Road	Beach stairs	15/42	CWA
31. Cannonbury Hldgs, LLC 08-4383	18 Cannonbury Lane	Rev. 04-3380: fenestration	74/13	CWA
32. Whitney A Gifford Tr 08-4384	6 Lily Street	Rev. 02-2977: shed dmr	42.3.4/45	CWA
Voting	Pohl, Camp, Coombs, Dutra, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:38)	McCarthy – Mr. Webster asked these be held for Thursday, September 2 nd . Not opened at this time.			
Motion	Motion to Hold for Thursday. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Dutra, Thornewill, Coombs, and Pohl-aye			Certificate #

VI. OLD BUSINESS 08/24/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (8:39)	Topham – Reviewed changes made per previous concerns; there will be a line of evergreen inside the hedge. Backus – Concur the proposal indicates a lessening of hardscape. Coombs – He reduced the size as she had asked. No concerns. Camp – Her concern had been the view from Bunker Hill Road; she doesn't approve pools this close to the road. Feels this is an inappropriate application; the screening necessary to hide the pool will change the look of Bunker Hill Road. Welch – As long as it won't be visible, he thinks it's appropriate. Thornewill – There's an existing hedge that's huge; thinks the fence should be on the inside of the hedge.				
Motion	Motion to Approve through staff with either an opaque fence or evergreen along Bunker Hill Road. (Coombs)				
Roll-call Vote	Carried 4-1//Welch, Thornewill, Coombs, and Pohl-aye; Camp-nay			Certificate #	HDC2021-06-4101

2.	90 N. Liberty Pres. Trst 07-4195	90 North Liberty Street	New foundation	41/22	Botticelli & Pohl
Voting	Camp (acting chair, Coombs, Welch, Thornewill)				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:49)	Botticelli – Reviewed the project and changes made per previous concerns. Backus – Individually significant, circa 1727; the original rubble foundation should be maintained and protected; wants to know how that will happen and what the benchmark as; wants to know more about the proposal. She requests that the excavation be documented; there might be significant artifacts under this structure. Welch – This is appropriate; appreciates the fact they are working to lower the grade rather than raise or raze the structure. The color change should be applied for separately. Thornewill – Agrees. The rubble foundation should be saved and used for retainage when the grade drops. Coombs – What's being proposed is good; would like the rubble used as a veneer for the foundation. Camp – Suggested including a French drain.				
Motion	Motion to Approve with any artifacts documented and retained during excavation and reusing any rubble that can be reused. (Welch)				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Camp-aye			Certificate #	HDC2021-07-4195

Rest held for Thursday, September 2nd.

3.	Salvator Lentini 06-4052	20 Field Avenue	Pool	80/149	CWA
4.	High Tide Partners, LLC 07-4115	8 Ackermuck Way Lot 2	Garage	41/618	BPC
5.	Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
6.	Trogoh Nom. Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
7.	Craig Majernik 07-4240	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
8.	Craig Majernik 07-4241	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
9.	Kristine Amendolare 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Madeod
10.	Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects

VII. NEW BUSINESS 08/31/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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HDC Minutes for August 31, 2021, adopted Sept.14

1.	Charles Davidson 08-4449	10 Quince Street	Add French door	42.3.4/103	NAG
2.	Nant Westmoor Fms, LLC 08-4394	8 Old Westmoor Farm	New cabana	41/822	Workshop APD
3.	Nant Westmoor Fms, LLC 08-4391	8 Old Westmoor Farm	Rev. 2918: raise grg/chg fenst	41/822	Workshop APD
4.	Diane Catino 08-4399	11 D Street	New dwelling	60.21/17	EMDA
5.	William Schultz 08-4400	23 Friendship Lane	New second dwelling	56/347	Alyssa Corry
6.	Oliver Carr 08-4404	86 Cliff Road	Dwelling rev & add	30/74.1	Robert Newman
7.	Oliver Carr 08-4403	86 Cliff Road	Garage	30/74.1	Robert Newman
8.	Oliver Carr 08-4402	86 Cliff Road	Hardscape	30/74.1	Robert Newman
9.	Hermansdorfer, C + B 08-4406	11 Deer Run Road	Rotate and resite house	57/20	Topham Design
10.	17 Ave Realty Trust 08-4407	17 Lincoln Avenue	Rev. 2776: fenst/pnt chmny	30/18	Botticelli + Pohl
11.	Mary E Claus Rev Trust 08-4441	31 Low Beach Road	Partial Demo/Addition	74/36	Botticelli + Pohl
12.	Drake Real Estate 08-4408	2 Horn Beam Road	Pool	21/118.5	Val Oliver
13.	John McLaughlin 08-4463	8 Sheep Common	Addition	54/273	Thornewill Design
14.	Tom Watkins 08-4409	6 Huntington Street	Addition	71.3.2/322	Chris Grimes
15.	Milton Rowland 08-4429	18 Mount Vernon Street	Rev. 3784: window change	55.4.4/32.1	Normand Residential
16.	IAMADUMMY, LLC 08-4431	77 Eel Point Road	Demo Garage	32/44	JB Studio
17.	IAMADUMMY, LLC 08-4430	77 Eel Point Road	New garage/studio	32/44	JB Studio
18.	M2D3 Irrevocable Trust 08-4453	31 Washing Pond Road	2 nd floor dormers on garage	31/29	Elizabeth Dunne
19.	John Johnson III 08-4451	34 Easton Street	Move off/demo dwelling	42.1.4/18	CWA
20.	Sandra B Finlay 08-4450	26 Eel Point Road	New dwelling	40/118	CWA
21.	Housing Nantucket 08-4454	46 Okorwaw Avenue	Rooftop solar	79/213	ACK Smart
22.	Housing Nantucket 08-4459	5 Norquarta Drive	Rooftop solar	67/512	ACK Smart
23.	Housing Nantucket 08-4456	1R Monohansett Road	Rooftop solar	79/65	ACK Smart
24.	Housing Nantucket	17 Irving Street	Rooftop solar	79/120	ACK Smart
25.	Housing Nantucket 08-4455	1 Norwood Street	Rooftop solar	71.3.4/1	ACK Smart
26.	Housing Nantucket 08-4458	66 Pochick Avenue	Rooftop solar	79/177	ACK Smart
27.	Mark Norris 08-4504	14A Lowell Place	Rooftop Solar	41/164	ACK Smart
28.	Shadek, Kristina	134C Main Street	Shed	41/37	Structures Unlimited
29.	Richard Snowdon 08-4452	10-12 Massachusetts Ave	Shed	60.3.1/332	Structures Unlimited
30.	Hristo Rashkov 08-4460	8 Lewis Court	Pool and hardscape	67/37	Hristo Rashkov
31.	Candice Macoul 08-4462	72 Orange Street	New prch + dmr, fenst chg	55.4.1/25	CWA
32.	Dean Lampe	142 Surfside Road	New dwelling	80/98.1	Self
33.	Dean Lampe	142 Surfside Road	Garage	80/98.1	Self
34.	Dean Lampe	142 Surfside Road	Cabana	80/98.1	Self
35.	Dean Lampe	142 Surfside Road	Pool	80/98.1	Self
36.	Dean Lampe 08-4495	15 Aurora Way	New Dwelling	56/447	Self
37.	Dean Lampe 08-4499	15 Aurora Way	Garage	56/447	Self
38.	Dean Lampe 08-4500	15 Aurora Way	Hot Tub	56/447	Self
39.	NHA 08-4446	15 Broad Street	Roof chng to match bldg	42.4.2/61	James Lydon
40.	J. Kodz 08-4466	10 Back Street	Rev. 62307: failed inspec	55/353	M. Humphrey
41.	J. Kodz 08-4465	10 Back Street	Rev. 68185: failed inspec	55/353	M. Humphrey
42.	Thomas Nelson 08-4468	129 Polpis Road	2 nd floor addition	44/195	Norton Preservation
43.	Peter & Thea K Kaizer 08-4481	6 Nobadeer Avenue	Pool	80/37.2	Peter Kaizer
44.	Mark Finnegan 08-4470	36 Warrens Landing	Rev. 3626: cabana massing	15/9	BPC
45.	James Conlon LTR Etal 08-4475	24 Woodbine Street	Rev. 1511: add rfwalk, fenst	80/96	Emeritus
46.	Michelle + Darren Black	28 Eel Point Road	Shed	40/44	Emeritus
47.	Karin + Tim Demasi 08-4472	3 Gladlands Avenue	Rev.3424: extnd stairs+deck	80/234	Emeritus
48.	Karin + Tim Demasi 08-4473	3 Gladlands Avenue	New garage	80/234	Emeritus
49.	Karin + Tim Demasi 08-4474	3 Gladlands Avenue	New shed	80/234	Emeritus
50.	Jamie Sterling 08-4479	45 Warren's Landing	Pool and hardscape	38/53	Atlantic Landscaping
51.	50 Brewster Rd LLC 08-4476	50 Brewster Rd	Pool/hrdsqpe/boce court	43/96	Atlantic Landscaping
52.	MLR3 LLC 08-4484	45 Shawkemo Road	New main dwelling	27/18	Workshop APD
53.	MLR3 LLC 08-4485	45 Shawkemo Road	New guest house	27/18	Workshop APD
54.	Steven L Cohen Tr. 08-4488	222 Eel Point Road	Rev. 62937: guest house	38/36.1	Workshop APD
55.	Steven L Cohen Tr. 08-4487	222 Eel Point Road	Potting shed	38/36.1	Workshop APD
56.	NIR Retail LLC 08-4486	4 Harbor Square (SWR)	Commercial/historical reno	42.2.4/	Workshop APD
57.	Kian Ross 08-4498	16 Trotters Lane	Resite main house	67/40	Self
58.	Kian Ross 08-4496	7B Crooked Lane	Move off to 16 Trotters	41/80	Self
59.	Kian Ross 08-4497	16 Trotters Lane	Move on frm 7B Crooked	67/40	Self
60.	Edward McCarthy	10 Hindkley Lane	Deck/stairs/fenst rev	30/226	LINK
61.	77 Sparks ACK, LLC 08-4501	77 Sparks Avenue	Fenst/roof/dr change	55/138.1	Patrick Noddin
62.	Mark & Holly Barber	11 South Valley Road	Addition and fenestration	43/137	Self

VIII. OTHER BUSINESS	
Approved Minutes	August 12, 17, & 19, 2021
Motion	Motion to Approve as drafted. (Coombs)
Roll-call vote	Carried 5-0//Camp, Thornewill, Coombs, and Pohl-aye
Review Minutes	August 24 & 26, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, August 26, 2021 at 1:00 pm. ZOOM • 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 • Discussion of salvaging demolitions
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:02 pm. (Coombs)**
 Roll-call vote Carried 5-0//Camp, Thornewill, Coombs, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Scotset Advisory Board

Madaket Advisory Board