



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, September 7, 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 5:01 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: McLaughlin, 5:06 pm; Welch, 5:09 pm.
Early Departures: Pohl, 7:15 pm; Welch, 8:59 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. CONSENT

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|---------------------------------|---|---------------------------------|---------------|---------------------------|
| 1. Thomas Nelson 08-4468 | 129 Polpis Road | 2 nd -floor addition | 44/195 | Norton Preservation |
| 2. George Cosby | 9 Darling Street | Roof change | 42.3.2/117.1 | James Lydon |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No concerns. | | | |
| Motion | Motion to Approve. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Oliver, 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. Lisa Moison | 22 Ahab Drive | Pool and Hardscape | 65/52 | Phil Dobson |
| • Not to be visible at time of inspection and thereafter. | | | | |
| 2. Kristina Shadak | 134C Main Street | Shed | 41/37 | Structures Unlimited |
| • Site plan, showing shed, to be submitted. Shed dimensions from two points of the nearest structure to be shown on plan. | | | | |
| 3. Housing Nantucket | 17 Irving Street | Rooftop solar | 79/120 | ACK Smart |
| • Not to be visible at time of inspection and thereafter. | | | | |
| Voting | Pohl, Camp, Coombs, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | (lost McLaughlin at 5:12) | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | Coombs – Asked to look at 17 Irving Street; that street doesn't have much vegetation. Welch – The recommendation is based upon review of the application and a site view; there is no location this would be visible. | | | |
| Motion | Motion to Approve through staff per noted conditions. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye | | Certificate # | HDC2021-09-(as noted) |

IV. 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. | Andrew Reger 08-4349 | 7 East Lincoln Avenue | Roofwalk, drop hgt, clr chg | 42.4.1/8 | Emeritus |
| Voting | Pohl, Camp, Coombs, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | Oliver | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | Anne Mastain, 5 East Lincoln Avenue | | | | |
| Concerns (5:12) | <p>MacEachern – Presented project; height is dropping 2’3”; asked this be held so he can talk to his client.</p> <p>Backus – This is a historic neighborhood; the commission originally did not want the roof walk because it added height and wasn’t appropriate to this structure. Staff did receive the abutters’ letters.</p> <p>Read HSAB comments 8/23: appreciate lowering the ridge; roof walk & porch skirt should be natural to weather; broken roof walk skirt is a concern but might not be visible between gable projection and shed dormer.</p> <p>Mastain – We had objected to the height of this structure; and even though the height is lowered, the roof walk would overlook our outdoor shower; we object to it because it adds height.</p> <p>Thornewill – She still doesn’t think a roof walk is appropriate on this style of house. Appreciates dropping the ridge.</p> <p>Coombs – She agrees with Ms. Thornewill; the roof walk and skirt are inappropriate. There are not many roof walks on this street.</p> <p>Camp – Concurs about the roof walk; it goes off a dormer and doesn’t add to the architecture. The Essex green is a little dark; would prefer a lighter color.</p> <p>Welch – Agrees with what’s been said. Okay with the height reduction and color change.</p> | | | | |
| Motion | Motion to Hold for revision. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye | | | Certificate # | |
| 2. | Liz Norris 08-4363 | 14 Lowell Place | Rev. 2188: window change | 41/164 | Emeritus |
| Voting | Pohl, Camp, Coombs, Oliver, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (5:21) | <p>MacEachern – Presented project.</p> <p>Backus – Read HSAB comments 8/23: no concerns</p> <p>Coombs – Likes the reduction in fenestration but thinks a finger window would look better.</p> <p>Oliver – No concerns; it’s not visible and appropriate.</p> <p>Camp – No concerns.</p> <p>Thornewill – No concerns.</p> | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye | | | Certificate # | HDC2021-08-4363 |
| 3. | NIR Retail, LLC 08-4362 | 27 Old South Wharf | Add Dormer | 42.2.4/2 | Emeritus |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | (McLaughlin back 5:25) | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (5:25) | <p>MacEachern – Presented project, to lift a mechanical above possible flood waters.</p> <p>Backus – Beinecke-era structure circa 1969; the proposed dormer is not a proper architectural element.</p> <p>Read HSAB comments 8/23: prefer to avoid dormer; if needed, dormer should have a one-foot setback from the face of the building; 27 Old South Wharf dormer should be noted as a deliberate exception to accommodate existing internal infrastructure, since this would be the first and only dormer on either of the rows of buildings on Old South wharf; concerned about setting a precedent.</p> <p>Oliver – She gets the function of this and is okay with it. It’s a minimal change. It could have a shallower pitch.</p> <p>Coombs – It should come off the roof and eave; it’s not that bad and has an essential reason for being there.</p> <p>Camp – It doesn’t look like it quite fits and shouldn’t come off the ridge and sit on the eave; it should be traditionally set back with a better-fitting window.</p> <p>McLaughlin – It looks odd being the only dormer.</p> <p>Pohl – Reduce the roof pitch to come off the ridge and rebate it off the eave.</p> | | | | |
| Motion | Motion to Approve through staff with the roof pitch reduced so ti can be pulled off the ridge and move it 6” off the face of the building. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye | | | Certificate # | HDC2021-08-4362 |

| | | | | | |
|-----------------------|---|--------------------|-------------------------|---------------|------------------------|
| 4. Dan Displacido | 08-4375 | 20 Goldfinch Drive | New dwelling | 68/689 | Val Oliver Design |
| Voting | Pohl, Camp, McLaughlin, Coombs, Welch | | | | |
| Alternates | Thornewill | | | | |
| Recused | Oliver | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Val Oliver, Val Oliver Design | | | | |
| Public | None | | | | |
| Concerns (5:34) | <p>Oliver – Presented project; the side elevations won't be visible due to proximity of other structures.</p> <p>Camp – Front elevation, the window in the 3rd-floor pediment draws the eye up; if the shutters came off, it would be calmer. It should be a proper gable forward Greek revival with a small gable window. Left and right elevation windows don't align.</p> <p>Coombs – It should be a proper gable forward with a smaller gable window and no shutters; it would then fit the area.</p> <p>Welch – The 3rd floor window should be 3" lower; if the pediment were widened, this would sufficiently echo the other gable forwards in the area.</p> <p>McLaughlin – No comments.</p> <p>Pohl – The other Goldfinch structures are true gables forward; this gable is actually eave forward with a 3rd-floor dormer. He'd like wider corner boards and more elaborate frontspiece. If the pediment expands to the edge of the structure, the roof patch will become flatter.</p> | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Camp, Welch, McLaughlin, Coombs, and Pohl-aye | | | Certificate # | |
| 5. Nantucket Develop | 08-4370 | 9 Hydrangea Lane | New dwelling | 73/94 | Val Oliver Design |
| Voting | Pohl, Camp, McLaughlin, Coombs, Thornewill | | | | |
| Alternates | Welch | | | | |
| Recused | Oliver | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Val Oliver, Val Oliver Design | | | | |
| Public | None | | | | |
| Concerns (5:48) | <p>Oliver – Presented project.</p> <p>Backus – Read SAB comments 8/16: shower surround should be vertical board.</p> <p>Camp – No major concerns but would like to see larger windows; except the "B" window next to the front door which should be smaller.</p> <p>Coombs – West elevation, the "G" windows are too small and would prefer the "B" window be a "G". Agrees with SAB about the shower. South elevation, the 2 2nd-floor windows should be the same larger size; the "F" window panes look too long.</p> <p>Thornewill – The massing is symmetrical, but the main mass is diminutive compared to the rear mass; the gables off the side of the gable forward look odd; side gable dormer double rakes don't look right. The front gable should be more prominent and be a proper main mass and eliminate the dormers off its sides. The roof pitches are all different; if they were all more similar, it might help the roof line.</p> <p>McLaughlin – The front door is one of the most appropriate he's seen.</p> <p>Pohl – He agrees with what's been said; the front gable should be bigger and have more presence on the street.</p> | | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye | | | Certificate # | |
| 6. Nant 62 Walsh, LLC | 08-4379 | 62 Walsh Street | Rev. 05-3618: wnds/roof | 29/85 + 85.2 | Botticelli + Pohl |
| 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 | Lisa Botticelli, Botticelli & Pohl | | | | |
| Public | None | | | | |
| Concerns (6:01) | <p>Botticelli – Presented project, guesthouse;</p> <p>Backus – Read HSAB comments 8/23: west elevation, double windows should be pulled closer to the center of the building; west elevation dormer, 3 windows better; if south elevation is visible, concern about so many French doors.</p> <p>Coombs – West elevation, would prefer the dormer be reduced in size with 3 windows; likes the new garage doors. South elevation, likes the broken back.</p> <p>Welch – South elevation, is okay as proposed. West elevation, the proposed doors are fine due to limited visibility. Agrees about the west elevation dormer windows.</p> <p>Oliver – Agrees with what's been said.</p> <p>McLaughlin – The 2nd-floor deck should be shingled.</p> | | | | |
| Motion | Motion to Approve. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Camp-aye | | | Certificate # | HDC2021-08-4379 |

| | | | | |
|-----------------|--|----------------------|---------------|----------------|
| 7. Don Dimock | 59 Bartlett Road | Add porch roof | 66/99.1 | Linda Williams |
| 8. NHA | 89 A-B Bartlett Road | Change roof overhang | 66/410 | Linda Williams |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (6:13) | McCarthy – Ms. Williams asked these be held for Tuesday, September 14 th . Not opened at this time. | | | |
| Motion | Motion to Hold at applicant’s request. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye | | Certificate # | |

V. 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. | Salvator Lentini 06-4052 | 20 Field Avenue | Pool | 80/149 | CWA |
| Voting | Pohl, Camp, McLaughlin, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos, and planting plan. | | | | |
| Representing | Amy Ledoux, Chip Webster Architecture | | | | |
| Public | None | | | | |
| Concerns (6:14) | Ledoux – Reviewed changes made per previous concerns. Thornewill – Appreciates the extra buffer between the pool and Land Bank property. Camp – She’s still uncertain about the view from Field Avenue; it looks like a direct view down the driveway at the pool. Welch – His concerns have been addressed. McLaughlin – No concerns. | | | | |
| Motion | Motion to Approve the plan dated 8/19/2021 Nr. 7 with the pool not to be visible at time of inspection and thereafter. (Welch) | | | | |
| Roll-call Vote | Carried 4-0//Thornewill, McLaughlin, Welch, and Pohl-aye; Camp abstain | | Certificate # | HDC2021-06-4052 | |
| 2. | Jim Ikard 05-3833 | 1 Bloom Street | Addition | 42.3.3/140 | Emeritus |
| Voting | Pohl, McLaughlin, Coombs, Welch, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (6:23) | MacEachern – Reviewed changes made per previous concerns. Backus – This is individually significant, circa 1727, typical Nantucket; the façade is the most import elevation and the historic integrity should be maintained. McLaughlin – Everything is harmonic to the neighborhood and the building itself; he’d motion to approve as submitted. Coombs – She agrees the front, which is typical of its age, should not be changed; remove the center piece or move to the rear. Welch – Agrees it is important to keep the historic structure; he sees the main façade retained with build-on additions off the left and the right; it isn’t out of character with respect to the historic structure, he’s okay with it. South elevation, the porch is atypical but it’s off the rear and tells a story. Thornewill – Agrees with Mr. Welch; though she had hoped the left addition would be pushed farther back, it’s better. | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | |
| Roll-call Vote | Carried 5-0//Welch, Thornewill, McLaughlin, Coombs, and Pohl-aye | | Certificate # | HDC2021-05-3833 | |

| | | | | | |
|-----------------|--|-------------------|---------------------|---------------|------------------------|
| 3. | Trogoh Nom. 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, advisory comments, and alternative concepts. | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (6:38) | <p>MacEachern – Reviewed changes made per previous concerns; presented conceptual alternatives; 34’ from grade.</p> <p>Pohl – Given the 11th hour aspect of the concept, neither Ms. Backus nor HSAB have seen it.</p> <p>Oliver – She likes the simplicity of the concept though the size on that corner is a concern. The cupola would be more successful with less dormers. The historic photos showed large buildings with less fenestration, so the dormer should be eliminated. Facing Easy Street, the deck is a concern and the bracketed posts look old-west.</p> <p>Coombs – South elevation has too many windows; no other building down there in the last 100 years was 34’ tall, had that many windows, and 3rd-floor dormers; the 3rd-floor dormer makes it too heavy. East elevation, agrees about the bracketed posts; there should be no deck; okay with the simple 3rd-floor windows.</p> <p>Thornewill – Agrees with what’s been said. The 10/12 roof is too tall and could be reduced; the 3rd-floor dormers should be smaller in scale with shorter windows to look more utilitarian. Appreciates the from its taking.</p> <p>McLaughlin – The cupola is not appropriate in that area and is oversized. There are a lot of doors; those could be reduced.</p> <p>Pohl – Appreciates the simplicity and it looks more like a large warehouse building. One historic photos showed small gable dormers; another had a simple cupola with one small window per side.</p> | | | | |
| Motion | Motion to Hold for revisions and the changes to go to HSAB for review. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, McLaughlin, Coombs, Oliver, and Pohl-aye | | | Certificate # | |
| 4. | Craig Majernik 07-4240 | 63 Burnell Street | New main house | 49.3.2/1.1 | Workshop APD |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, and advisory comments. | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (6:54) | <p>Kotchen – Reviewed changes made per previous concerns; north elevation he could eliminate the middle dormer window.</p> <p>Backus – SAB did not review the changes. Reminds the commissioner about abutter comments. Recommend 2nd-floor deck be shingled rail to be less visible.</p> <p>Oliver – Appreciate many of the changes. Natural trim and black sash is atypical for ‘Sconset.</p> <p>Camp – Her only concern is the north elevation, it doesn’t feel like ‘Sconset but more urban. Likes the idea of the partially shingled balustrade. West elevation, the left shed with the “D” window is still a concern. Agrees that black is not ‘Sconset.</p> <p>McLaughlin – West elevation, the porch posts are too far apart; it needs more posts. Same on the north elevation porch.</p> <p>Coombs – West elevation, the deck should remain with spindles; the front door needs more trim. North elevation, the dormer windows should be separated; keep the porch railing open.</p> <p>Pohl – Agrees with Mr. McLaughlin that the west elevation porch could use posts were the sconces are shown. Agrees about the need for another frontispiece around the door.</p> | | | | |
| Motion | Motion to Approve through staff with more trim around front door; remove north elevation center dormer window; and add 2 columns to the front porch. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye | | | Certificate # | HDC2021-07-4240 |
| 5. | Craig Majernik 07-4241 | 63 Burnell Street | New garage/studio | 49.3.2/1.1 | Workshop APD |
| Voting | Pohl, Camp, McLaughlin, Coombs, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | | |
| Representing | Andrew Kotchen, Workshop APD | | | | |
| Public | None | | | | |
| Concerns (7:12) | Kotchen – Review changes made per previous concerns. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye | | | Certificate # | HDC2021-07-4241 |

| | | | | | |
|---------------------|--|-------------------------|--------------------------|---------------|-----------------|
| 6. | 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, advisory comments, and topographical information | | | | |
| Representing Public | Angus MacLeod Margaret Van Deusen, 7 Front Street Joe Arvay, 11 Front Street Isabel Landzert – 7 Front Street John Shae, ‘Sconset Civic Assn | | | | |
| Concerns (7:15) | <p>MacLeod – Reviewed changes made per previous concerns; the engineers and excavators have figured out how not to destabilize the bank. There are letters supporting this proposal but those aren’t being read into the record. This was designed to be as low as possible and still function; we can’t go any lower.</p> <p>Backus – No additional SAB comments. This is a proposed alteration to an 1923-1926 structure. We’ve received abutters’ letters of concerns and have forwarded those to commissioners. If this is a proposed addition, questions what of the original structure is being maintained. Read into the record letters of concerns from the ‘Sconset Civic Association (SCA) and the Gardeners of 9 Broadway & 9 Front Street.</p> <p>Van Deusen – This is the 1st building that would be right against and into the bank; the proposed height makes it more visually impactful at the entrance to Codfish Park. Referenced Mr. John Shae’s letter describing the area’s sense of place and history. If this is approved, it will “open a floodgate of change.” Asked for a denial.</p> <p>Arvay – Questions what is remaining of the original structure. Concurs with comments about the strategic positioning of this building.</p> <p>Landzert – That SCA, which represents the village, objects to this should be carefully considered. Though this is aesthetically pleasing, it is not appropriate in this location. People come here to watch the sunrise, which is over rooftops, not the ocean.</p> <p>Shae – This vote could change ‘Sconset forever.</p> <p>Camp – The problem is how perfectly the existing structure hugs the bank; there would be no better proposal for this location. She voted against 15 Beach Street. Likes Ms. Thornewill’s suggestion to push it north.</p> <p>Thornewill – This building is appropriate and throws back to historic Codfish Park buildings. With a zoning variance, it might be shifted back onto the retaining wall; that moves it away from the corner and lower bank.</p> <p>McLaughlin – The design as proposed is appropriate to the neighborhood.</p> <p>Coombs – Concerns about digging into the bank affecting its stability is not within HDC purview. She has concerns about SCA’s claim regarding 15 Beach Street; this is not taller than that. Asked if the ridge could be reduced to 19’.</p> | | | | |
| Motion | Motion to Approve. (McLaughlin) Not carried 2-2//Coombs and Camp abstain | | | | |
| Roll-call Vote | Carried 4-0//Camp, McLaughlin, Thornewill, and Coombs-aye | | | Certificate # | |
| 7. | Westmoor Club, LLC 07-4189 | 105 West Chester Street | Tennis/pickleball courts | 41/805 | JGG Architects |
| Voting | Camp (acting chair), McLaughlin, Coombs, Thornewill | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing Public | Adam Davis, J. G. Goldsmith Architects None | | | | |
| Concerns (7:57) | <p>Davis – Reviewed changes made per previous concerns; no proposing to put tennis in at southern-most point.</p> <p>Backus – They will have to do a separate application to change the internal tennis courts into the pickleball courts on the other lot.</p> <p>Thornewill – Appreciates moving the pickleball courts away from the street and extensive planting plan.</p> <p>McLaughlin – No concerns and he’d approve as submitted.</p> <p>Coombs – Pickleball makes more noise than tennis; she’s glad it’s moving inward. As much vegetation as possible would be appreciated.</p> <p>Camp – Double up the trees in front of the future barn is; the more the better.</p> | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | |
| Roll-call Vote | Carried 4-0//Coombs, Thornewill, McLaughlin, and Camp-aye | | | Certificate # | HDC2021-07-4189 |

IV. 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> |
|---|---|--------------------------------|-------------------|------------------------|
| 1. Charles Davidson 08-4449 | 10 Quince Street | Add French door | 42.3.4/103 | NAG |
| Voting | Camp, McLaughlin, Coombs, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (8:09) | Backus – This was taken off consent because of the age of the structure and the location of the French door. Not opened at this time due to no representative. | | | |
| Motion | No action necessary | | | |
| Roll-call Vote | N/A | | | |
| 2. Nant Westmoor Frms, LLC 08-4394 | 8 Old Westmoor Farm | New cabana | 41/822 | Workshop APD |
| 3. Nant Westmoor Frms, LLC 08-4391 | 8 Old Westmoor Farm | Rev. 2918: raise grg/chg fenst | 41/822 | Workshop APD |
| Voting | Camp, McLaughlin, Coombs, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (8:11) | Not opened at this time due to no representative. | | | |
| Motion | No action necessary | | | |
| Roll-call Vote | N/A | | | |
| | | | Certificate # | HDC2021-08-4391 |
| 4. Diane Catino 08-4399 | 11 D Street | New dwelling | 60.21/17 | EMDA |
| Voting | Camp, McLaughlin, Coombs, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory comments. | | | |
| Representing | Ethan McMorrow, E. McMorrow Design Associates | | | |
| Public | None | | | |
| Concerns (8:16) | McMorrow – Presented project. No concerns. | | | |
| Motion | Motion to Approve. (McLaughlin) | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Coombs, Thornewill, Welch, and Camp-aye | | | |
| | | | Certificate # | HDC2021-08-4399 |
| 5. Oliver Carr 08-4404 | 86 Cliff Road | Dwelling rev & add | 30/74.1 | Robert Newman |
| 6. Oliver Carr 08-4403 | 86 Cliff Road | Garage | 30/74.1 | Robert Newman |
| 7. Oliver Carr 08-4402 | 86 Cliff Road | Hardscape | 30/74.1 | Robert Newman |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (2:10) | McCarthy – Mr. Newman asked to hold these for full board. Not opened at this time. | | | |
| Motion | Motion to Hold for Thursday at applicant's request. (Coombs) | | | |
| Roll-call Vote | Carried //Oliver, Welch, Coombs, and Camp-aye | | | |
| | | | Certificate # | HDC2021-08-4402 |
| 8. Hermansdorfer, C + B 08-4406 | 11 Deer Run Road | Rotate and resite house | 57/20 | Topham Design |
| Voting | Camp, McLaughlin, Coombs, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Joe Topham, Topham Design | | | |
| Public | None | | | |
| Concerns (8:20) | McCarthy – He sees neither Mr. Topham or Ms. Brenda Johnson in the queue. Not opened at this time. | | | |
| Motion | Motion to Hold for representation. (Welch) | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Coombs, Thornewill, Welch, and Camp-aye | | | |
| | | | Certificate # | |

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|-----------------|---|----------------|------------------------|--------------------------|---------------|------------------------|
| 9. | John McLaughlin | 08-4463 | 8 Sheep Common | Addition | 54/273 | Thornewill Design |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | | |
| Alternates | None | | | | | |
| Recused | Thornewill | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Luke Thornewill, Thornewill Design | | | | | |
| Public | None | | | | | |
| Concerns (8:21) | <p>Thornewill – Presented project.</p> <p>Coombs – Okay with the south elevation. West elevation, thinks mulled windows are over used but most are existing. North elevation, no concerns.</p> <p>McLaughlin – It looks fine.</p> <p>Oliver – It is appropriate. The additive massing is what we like to see.</p> <p>Welch – No comments.</p> | | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | | |
| Roll-call Vote | Carried //Coombs, McLaughlin, Oliver, Welch, and Camp-aye | | | | Certificate # | HDC2021-08-4463 |
| 10. | Tom Watkins | 08-4409 | 6 Huntington Street | Addition | 71.3.2/322 | Chris Grimes |
| Voting | Camp, McLaughlin, Coombs, Welch, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | Oliver | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Chris Grimes, Grimes Construction | | | | | |
| Public | Mark Crosno, 4 Huntington Street | | | | | |
| Concerns (8:29) | <p>Grimes – Presented project; 29’7” tall.</p> <p>Crosno – This is on a .18-acre lot and the garage addition is a guise for a 3-story second home.</p> <p>Coombs – The roof walk is inappropriate. This addition is taller than the main mass and an apartment-garage should not exceed 24’. It should also be set back from the front façade of the main mass.</p> <p>McLaughlin – Everything above the 1st floor is visible.</p> <p>Thornewill – The garage-apartment will be visible from the street. Agrees the roof walk on the garage is inappropriate and the full 2 stories above the garage doors. The garage door should not face the street.</p> <p>Welch – Agrees with Ms. Thornewill.</p> | | | | | |
| Motion | Motion to View and hold for revisions. (Welch) | | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Camp-aye | | | | Certificate # | |
| 11. | Milton Rowland | 08-4429 | 18 Mount Vernon Street | Rev. 3784: window change | 55.4.4/32.1 | Normand Residential |
| Voting | Camp, McLaughlin, Coombs, Oliver, Thornewill | | | | | |
| Alternates | Welch | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Ben Normand, Normand Residential Design | | | | | |
| Public | None | | | | | |
| Concerns (8:44) | <p>Normand – Presented project; on the rear of the 1988 addition.</p> <p>Backus – This is “Poet’s Corner” circa 1838</p> <p>Read HSAB comments 8/ 30: minimal visibility and in the new wing; no concerns.</p> <p>No concerns.</p> | | | | | |
| Motion | Motion to Approve. (Oliver) | | | | | |
| Roll-call Vote | Carried 5-0//Coombs, McLaughlin, Oliver, Thornewill, and Camp-aye | | | | Certificate # | HDC2021-08-4429 |
| 12. | IAMADUMMY, LLC | 08-4431 | 77 Eel Point Road | Demo Garage | 32/44 | JB Studio |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | | | |
| Alternates | Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Juraj Bencat, JB Studio | | | | | |
| Public | None | | | | | |
| Concerns (8:47) | <p>Bencat – Presented project; an add to move has been posted and some people have responded.</p> <p>Coombs – A demo would be destroying a good building.</p> <p>No concerns.</p> | | | | | |
| Motion | Motion to Approve as a move-off/demolition. (McLaughlin) | | | | | |
| Roll-call Vote | Carried 5-0//Welch, Oliver, Coombs, McLaughlin, and Camp-aye | | | | Certificate # | HDC2021-08-4431 |

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|-----------------------------------|---|-------------------|---------------|------------------------|
| 13. IAMADUMMY, LLC 08-4430 | 77 Eel Point Road | New garage/studio | 32/44 | JB Studio |
| Voting | Camp, McLaughlin, Coombs, Oliver, Welch | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Juraj Bencat, JB Studio | | | |
| Public | None | | | |
| Concerns (8:50) | Bencat – Presented project; height is 21’10”. | | | |
| | Coombs – Wants to see a photo of the main building so we know this will reflect it. No concerns with the architecture. | | | |
| | Welch – No concerns; he would have concerns if this were on a hill but it’s down a hill. | | | |
| | McLaughlin – South elevation, the crossbucks should be on the inside of the door with hinges on the outside. | | | |
| | Oliver – This is fine; she has some concerns about the west elevation due to proximity to the road. Would like a topographical map and photos of the existing added to the file. | | | |
| Motion | Motion to Approve through staff with the crossbucks on the inside of the garage, and a topographical and photos of the existing submitted into the file. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Coombs, Welch, Oliver, and Camp-aye | | Certificate # | HDC2021-08-4430 |

Rest held for Thursday

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|---|-------------------------|---|------------|----------------------|
| 14. M2D3 Irrevocable Trust 08-4453 | 31 Washing Pond Road | 2 nd floor dormers on garage | 31/29 | Elizabeth Dunne |
| 15. John Johnson III 08-4451 | 34 Easton Street | Move off/demo dwelling | 42.1.4/18 | CWA |
| 16. Sandra B Finlay 08-4450 | 26 Eel Point Road | New dwelling | 40/118 | CWA |
| 17. Housing Nantucket 08-4454 | 46 Okorwaw Avenue | Rooftop solar | 79/213 | ACK Smart |
| 18. Housing Nantucket 08-4459 | 5 Norquarta Drive | Rooftop solar | 67/512 | ACK Smart |
| 19. Housing Nantucket 08-4456 | 1R Monohansett Road | Rooftop solar | 79/65 | ACK Smart |
| 20. Housing Nantucket 08-4455 | 1 Norwood Street | Rooftop solar | 71.3.4/1 | ACK Smart |
| 21. Housing Nantucket 08-4458 | 66 Pochick Avenue | Rooftop solar | 79/177 | ACK Smart |
| 22. Mark Norris 08-4504 | 14A Lowell Place | Rooftop Solar | 41/164 | ACK Smart |
| 23. Richard Snowdon 08-4452 | 10-12 Massachusetts Ave | Shed | 60.3.1/332 | Structures Unlimited |
| 24. Hristo Rashkov 08-4460 | 8 Lewis Court | Pool and hardscape | 67/37 | Hristo Rashkov |
| 25. Candice Macoul 08-4462 | 72 Orange Street | New prch + drmr, fenst chg | 55.4.1/25 | CWA |
| 26. Dean Lampe | 142 Surfside Road | New dwelling | 80/98.1 | Self |
| 27. Dean Lampe | 142 Surfside Road | Garage | 80/98.1 | Self |
| 28. Dean Lampe | 142 Surfside Road | Cabana | 80/98.1 | Self |
| 29. Dean Lampe | 142 Surfside Road | Pool | 80/98.1 | Self |
| 30. Dean Lampe 08-4495 | 15 Aurora Way | New Dwelling | 56/447 | Self |
| 31. Dean Lampe 08-4499 | 15 Aurora Way | Garage | 56/447 | Self |
| 32. Dean Lampe 08-4500 | 15 Aurora Way | Hot Tub | 56/447 | Self |
| 33. NHA 08-4446 | 15 Broad Street | Roof chng to match bldg | 42.4.2/61 | James Lydon |
| 34. J. Kodz 08-4466 | 10 Back Street | Rev. 62307: failed inspec | 55/353 | M. Humphrey |
| 35. J. Kodz 08-4465 | 10 Back Street | Rev. 68185: failed inspec | 55/353 | M. Humphrey |
| 36. Peter & Thea K Kaizer 08-4481 | 6 Nobadeer Avenue | Pool | 80/37.2 | Peter Kaizer |
| 37. Mark Finnegan 08-4470 | 36 Warrens Landing | Rev. 3626: cabana massing | 15/9 | BPC |
| 38. James Conlon LTR Etal 08-4475 | 24 Woodbine Street | Rev. 1511: add rfwalk, fenst | 80/96 | Emeritus |
| 39. Michelle + Darren Black | 28 Eel Point Road | Shed | 40/44 | Emeritus |
| 40. Karin + Tim Demasi 08-4472 | 3 Gladlands Avenue | Rev.3424: extnd stairs+deck | 80/234 | Emeritus |
| 41. Karin + Tim Demasi 08-4473 | 3 Gladlands Avenue | New garage | 80/234 | Emeritus |
| 42. Karin + Tim Demasi 08-4474 | 3 Gladlands Avenue | New shed | 80/234 | Emeritus |
| 43. Jamie Sterling 08-4479 | 45 Warren’s Landing | Pool and hardscape | 38/53 | Atlantic Landscaping |
| 44. 50 Brewster Rd, LLC 08-4476 | 50 Brewster Rd | Pool/hrdsce/bocce court | 43/96 | Atlantic Landscaping |
| 45. MLR3 LLC 08-4484 | 45 Shawkemo Road | New main dwelling | 27/18 | Workshop APD |
| 46. MLR3 LLC 08-4485 | 45 Shawkemo Road | New guest house | 27/18 | Workshop APD |
| 47. Steven L Cohen Tr. 08-4488 | 222 Eel Point Road | Rev. 62937: guest house | 38/36.1 | Workshop APD |
| 48. Steven L Cohen Tr. 08-4487 | 222 Eel Point Road | Potting shed | 38/36.1 | Workshop APD |
| 49. NIR Retail LLC 08-4486 | 4 Harbor Square (SWR) | Commerical/historical reno | 42.2.4/ | Workshop APD |
| 50. Kian Ross 08-4498 | 16 Trotters Lane | Resite main house | 67/40 | Self |
| 51. Kian Ross 08-4496 | 7B Crooked Lane | Move off to 16 Trotters | 41/80 | Self |
| 52. Kian Ross 08-4497 | 16 Trotters Lane | Move on frm 7B Crooked | 67/40 | Self |
| 53. Edward McCarthy | 10 Hinckley Lane | Deck/stairs/fenst rev | 30/226 | LINK |
| 54. 77 Sparks ACK, LLC 08-4501 | 77 Sparks Avenue | Fenst/roof/clr change | 55/138.1 | Patrick Noddin |
| 55. Mark & Holly Barber | 11 South Valley Road | Addition and fenestration | 43/137 | Self |

| V. OTHER BUSINESS | |
|---------------------|--|
| Approved Minutes | August 24 & 26, 2021 No action taken |
| Review Minutes | None |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting Thursday, September 9, 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 8:59 pm. (Oliver)**

Roll-call vote Carried 4-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board