



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, October 19, 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 5:00 pm. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill

Absent Members: None

Late Arrivals: Welch, 5:08 pm; Dutra 5:11; Thornewill, 6:12

Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve as amended, holding consent items for October 21st. (Coombs)**

Roll-call vote Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye; McLaughlin no response

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Lynn Silverman 09-4682	3 Gully Road	Roof change	73.2.4/44.3	Wilson Co
2. Bob Collamore	32 Woodbury Lane	2 new windows	41/279.1	Self
3. Carl Lieberman	79 Union Street	Roof change	55.1.4/41	Self

III. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. David Cox 05-3671	58B Main Street	Wall Sign (Clorinda Antinori)	42.3.1/219.2	Antonio Aransaenz
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	<p>McCarthy – When the sign went up, SAC thought it might be in violation; the sign doesn't curve with the building. They are technically not in violation. The owner has stated they are not changing the sign unless he renews his lease.</p> <p>Pohl – They have an approval; if we disapprove this, that would be legally "sketchy."</p>			
Motion	No action taken.			
Roll-call Vote	N/A		Certificate #	

IV. NEW BUSINESS 09/28/2021

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Kathryn Ketelson 09-4681	9 Cabot Lane	Driveway replacement	29/90	M. Sweeney
Voting	Camp, Coombs, Welch, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:10)	<p>McCarthy – He has still not received the requested revisions. Not opened at this time.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	

2.	George Wilcox 09-4679	101 Low Beach Road	Add roofwalk	75/32	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (5:11)	<p>Oliver – Presented project; natural to weather wood.</p> <p>Backus – Read SAB comments 9/27: contemporary circa 1980; no chimney the roof walk would access; skirting and size too big. She agrees.</p> <p>Camp – There is a lot of white trim; wonders if the roof walk posts should be white to blend in.</p> <p>No other concerns, this is on the 2-story section.</p>				
Motion	Motion to Approve through staff with the roof walk posts and trim to be white and the skirt natural to weather. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-09-4679
3.	George Wilcox 09-4678	101 Low Beach Road	Addition to shed	75/32	Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns (5:17)	<p>Oliver – Presented project.</p> <p>Backus – Didn't go on consent because SAB had comments about whether or not there is a pool.</p> <p>No concerns.</p>				
Motion	Motion to Approve. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-09-4678
4.	Thomas Keegan 09-4669	41B Cliff Road	Revise fenestration	29/40	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (5:19)	<p>Williams – Presented project; all windows were changed to Broscos in 2001; asking for wood Norwood simulated-divide-light windows (SDL).; all windows are the same size except for the four 4-lights.</p> <p>Backus – Circa 1846. Read HSAB comments 9/27: true-divided light windows (TDL) on front main mass; SDL in the back.</p> <p>Oliver – We can see the front and right side; the left and rear can go to SDL. There is no information on the type of window and there are no sizes. We would be making a blanket approval without knowing the size going in. Every SDL manufacturer has a different muntin profiles.</p> <p>Coombs – The applicant should be quiet while the Commissioners are speaking. The front and what's visible on the side elevations should be TDL; this is the old historic district (OHD). We need to have the window sizes.</p> <p>Camp – Agrees with Ms. Coombs.</p> <p>McLaughlin – Agrees with TDL on the front and side.</p> <p>Pohl – He would be willing to approve SDLs on the 2nd-floor side dormers: 4 on front and 4 on 1st-floor sides.</p>				
Motion	Motion to Approve through staff with the front mass having TDLs facing the street and on the east elevation 1st floor, and the rest can be SDLs, and muntin profile submitted to staff for review for a historic profile. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-09-4669

5. Michael Altman 09-4674	37 Sankaty Road	Rev. 4120: move pool, +spa	48/2	BPC
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch			
Alternates	Dutra			
Recused	Pohl			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Joe Paul, BPC Architecture			
Public	None			
Concerns (5:32)	<p>Paul – Presented project; any disturbance is to be replanted; the new deck is against the 30” retaining wall but level with the pool coping. He has no concerns with the caveat.</p> <p>McLaughlin – No concerns. He would move to approve.</p> <p>Welch – This was shifted south with grade changes, but the net effect is the cabana is 1’ higher and the pool is higher. If there is an approval for this, it will contain the visibility caveat.</p> <p>Oliver – Her concern isn’t the pool as much as the raised deck at the end of the pool; questions why it was raised. It seems that the deck could be dropped down.</p> <p>Coombs – She had the same concern as Ms. Oliver about the wall and deck, but Mr. Paul clarified the situation. She doesn’t think this will be visible; the pool is shorter and tucked in. Suggested a view with this plan.</p> <p>Camp – The landscape is too open for such a large agenda; she would not be in favor of this. She’d like to view this.</p>			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 3-2//Welch, Oliver, and McLaughlin-aye; Coombs & Camp-nay	Certificate #	HDC2021-09-4674	
6. Patrick Levesque 09-4712	3 Henderson Drive	Solar Panels	66/195	SunWind, LLC
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Timothy Holmes, SunWind, LLC			
Public	None			
Concerns (5:53)	<p>McCarthy – He can’t find the revised plans. Suggested holding for Thursday.</p> <p>Not opened at this time.</p>			
Motion	Motion to Hold for Thursday, October 21st. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye	Certificate #		
7. Horchow Fam. N.T. 09-4698	27 East Tristram Avenue	New garage	31/2	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (5:55)	<p>MacEachern – Presented project.</p> <p>No concerns.</p>			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, McLaughlin, and Pohl-aye	Certificate #	HDC2021-09-4698	
8. 1 Caroline Way, LLC 09-4680	1 Caroline Way	New dwelling	82/58,59	Vicente-Burn Archits
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Paulo Vicente, Vicente-Burn Architects			
Public	None			
Concerns (5:58)	<p>Vicente – Presented project; the chimney is set back from the front door.</p> <p>McLaughlin – East elevation, the pergola connector is too long and doesn’t match the neighborhood.</p> <p>Oliver – Would like to be able to compare this to the previous approval. A lot of this is appropriate, but there are a lot of casement and awning windows; all the dormers have casements, which should either look like or be changed to double-hung windows. The large chimney on the east elevation overwhelms the front door. Agrees about the connector pergola; it should be eliminated.</p> <p>Coombs – Agrees with what’s been said. The front chimney should be corbelled so it isn’t so wide. The connector is not in keeping with the area, which is simple, open dunes.</p> <p>Camp – The cars parked in front of the pergola are not in keeping with the area. Likes the quirky massing of the house.</p> <p>Pohl – Agrees the chimney should be corbelled; there isn’t much support for the breezeway. If a casement is for an egress, it can be made to look like a double hung.</p>			
Motion	Motion to Approve through staff with the elimination of the breezeway, change dormer casements to double-hung, and the chimney to be corbelled down to be narrower on the 2nd floor. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye	Certificate #	HDC2021-09-4680	

V. OLD BUSINESS 10/05/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kathleen Waldorf 09-4584	54 Madequecham Valley	Addition	88/20	Botticelli & Pohl
Voting	Coombs (acting chair), Oliver, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:12)	<p>Botticelli – Reviewed changes made per previous concerns.</p> <p>Oliver – From the front, the addition doesn't appear as additive massing; it's only set back one foot and the eave height is the same as the main mass.</p> <p>Thornewill – She's okay with this; changing the dormer to a single window makes a big difference. Suggested trying to get mullions in the windows.</p> <p>Welch – Agrees with Ms. Thornewill.</p> <p>Coombs – She would have liked the side to remain 1 story.</p>			
Motion	Motion to Approve. (Thornewill)			
Roll-call Vote	Carried 3-0//Welch, Thornewill, and Coombs-aye; Oliver abstain		Certificate #	HDC2021-09-4584
2. 8 Walbang NT 09-4580	8 Walbang Avenue	New dwelling	82/46	Botticelli & Pohl
Voting	Coombs (acting chair), Oliver, Welch, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:20)	<p>Botticelli – Reviewed changes made per previous concerns. This was held for a view.</p> <p>Oliver – South elevation, she's not sure she likes the hipped roof over the 2nd-floor deck. She would prefer trim be natural to weather because the area is so open. Suggested a 4/12 pitch gable instead of the hipped roof.</p> <p>Thornewill – There's a porch just like this a couple of houses down. The idea of a 4/12 pitch tying into the shed would be okay. A heavier beam under the roof might help. Agrees white isn't appropriate; it should blend in. Looking from the east, it looks like a long ridge; suggested dropping the porch roof so as not to be equal with the roof to the right.</p> <p>Welch – It's got a modern farmhouse look to it; he's okay with it. South elevation, he likes the taller hipped roof; it helps to break up the expanse of 2nd-floor deck; the 8/12 looks good.</p> <p>Coombs – Suggested a Dutch roof over the south elevation deck. The 8/12 looks better.</p>			
Motion	Motion to Approve through staff with the south elevation hipped roof to be 8/12 and trim to be an approvable grey. (Welch)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Welch, and Coombs-aye		Certificate #	HDC2021-09-4580
3. Nant. Development 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 (6:32)	<p>Oliver – Reviewed changes made per previous concerns.</p> <p>Backus – SAB did not review the revisions.</p> <p>McLaughlin – It's a cute house.</p> <p>Thornewill – The main gable forward is better proportioned, but the symmetry takes away from the cottage style. Suggested all dormers on the front be sheds.</p> <p>Coombs – Likes the revised window sizes. Front elevation, she likes the wider gable forward.</p> <p>Camp – Front elevation, the gable dormers and windows look pinched; would prefer sheds; the front porch and door need to be more prominent.</p> <p>Pohl – Suggested more of a frontispiece around the front door. Agrees the dormers either side do feel pinched now.</p>			
Motion	Motion to Approve through staff with all the front elevation dormers to become sheds and the front door get a real frontispiece. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-08-4370

4.	22 Easton St., LLC 05-3644	22, 24 Easton Street	Guesthouse	42.1.4/12	Workshop APD
5.	22 Easton St., LLC 06-4026	22, 24 Easton Street	Pool & hardscape	42.1.4/12	Workshop APD
Voting	Camp, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:43)	McCarthy – The representative has requested this be held for Thursday. Not opened at this time.				
Motion	Motion to Hold for Thursday, October 21st. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
6.	Mark Norris 07-4268	14A Lowell Place	Shed	41/164	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (6:44)	Williams – Reviewed changes made per previous concerns. Backus – The doors have been reduced in height, but the height is still 12'. McLaughlin – Changes are appropriate. Coombs – It's good and simple. Thinks it could be reduced another 1.5' and still have room for a car. Welch – No concerns. Thornewill – Appreciate the changes. The siting is annoying because the shed is in front of and blocks a cute house. Pohl – Appreciates the reduction.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, McLaughlin, and Pohl-aye			Certificate #	HDC2021-07-4268
7.	Paul Benk 09-4592	8 North Gully Road	Add dormer	73.1.3/48	Emeritus
Voting	Pohl, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:52)	MacEachern – Reviewed changes made per previous concerns; he could drop the dormer 6"; presented a shed dormer option. Backus – The proposed dormer is still overwhelming; recommends a shed. Thornewill – The dormer will be visible; would prefer the dormer eave to be even with the broken back and have two windows. Welch – South elevation, he agrees with Ms. Thornewill; suggested an imaginative shift on the inside would help consolidate the dormer. Coombs – The dormer is too big and makes the south elevation top-heavy; would prefer a 3-window shed. Pohl – On the shed option, the amount of space under the windows is troublesome. Good suggestions were made: narrow it up, drop the eave. A smaller shed or smaller dormer could work.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Pohl-aye			Certificate #	

VI. NEW BUSINESS 10/12/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	44 Monomoy, LLC 09-4732	44 Monomoy Road	Move/demo main house	54/72	Workshop APD
2.	44 Monomoy, LLC 09-4733	44 Monomoy Road	Move/demo guest house	54/72	Workshop APD
3.	44 Monomoy, LLC 09-4734	44 Monomoy Road	Move/demo garage	54/72	Workshop APD
4.	45 Shawkemo Rd, LLC 10-4849	45 Shawkemo Road	Rev. 4484: fnst/hgt/drms	27/18	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:01)	Not opened at this time.				
Motion	Motion to Hold Items 1-4 for Thursday, October 21st. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Coombs, and Pohl-aye			Certificate #	
5.	Douglas Delaney 09-4740	16 Plover Lane	Alterations	12/52	Permits Plus
6.	Rich Peterson 09-4770	30 Main Street 'Sconset	Relocate garage & addition	73.3.1/46	Jeff Morash
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (7:02)	Not opened at this time.				
Motion	Motion to Hold Items 5 & 6 for Thursday, October 21st. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
7.	Alyssa Corry 09-4752	48 Hooper Farm Road	Rooftop solar – main house	67/315	Cotuit Solar
8.	Alyssa Corry 09-4751	48 Hooper Farm Road	Rooftop solar – garage	67/315	Cotuit Solar
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural design plans, site plan, photos, and manufacturer spec sheet.				
Representing	Karen Alence, Cotuit Solar Alyssa Corry, owner				
Public	None				
Concerns (7:04)	Alence – Presented project; we need both arrays to have a viable system. No concerns.				
Motion	Motion to Approve both Item 7 & 8. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2021-09-4752/4751
9.	13 Commercial Whf, LLC 09-4749	13 Commercial Wharf	Addition & handicap ramp	42.2.4/10	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural design plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Bill McGuire, Nantucket Architectural Group				
Public	None				
Concerns (7:12)	McGuire – Presented project; this structure was built in 2003 replacing the 1950s structure. Backus – Read HSAB comments 10/18: this proposal creates a building with very confusing massing and no front door; there needs to be a main mass with a front door facing the street and subordinate secondary masses on the back and sides; the flat eave on the west elevation is inappropriate; some attempt should be made to conceal the ramp, possibly under a porch roof with a solid railing; there are basically no 1-story masses to help reduce the tall 2-story roof lines; would like to see revisions come back to HSAB. There was no indication of the date of this on the application; National Historic Landmarks (NHL) indicates 1950, but she's not sure that is the same structure. Coombs – This addition is too big. West elevation, the crooked thing with the flat roof is very inappropriate. North elevation, the dormer is too big. This is not the way this should go, and it must be reduced. Camp – Agrees; we've lost the charm of the original structure. The proposed has no character and is oversized. McLaughlin – He has no comments. Oliver – This was confusing because nothing was bubbled. Agrees with what's been said. Pohl – Agrees with what's been said. As drawn, it doesn't look like the ramp meets code, even for a residence.				
Motion	Motion to Hold for revisions and to go back to HSAB review. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	

10. Terri Keogh 09-4767	7 Bunker Hill Road	Revise to dwelling	73.4.2/39	Topham Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (7:23)	<p>Topham – Presented project; the plan to move the 1850 barn from Main Street fell through.</p> <p>Backus – Read SAB comments 10/18: this doesn't differentiate a house from barn with conflicting elements; not secondary to main house; too close to Bunker Hill Road; location of pool equipment is a concern. She prefers the previous approval.</p> <p>McLaughlin – He has no concerns; this meets the guidelines.</p> <p>Camp – She loved the original converted barn idea, and she misses those proportions and scales. West elevation left is working; the right side with the broke-back roof doesn't have any symmetry; the front door should be centered on the gable. The east ganged windows in the shed dormer are too heavy and will be visible. North elevation, the broken back should have more of a pitch change.</p> <p>Coombs – This is supposed to be a converted barn; she'd like it reduced; the eaves have gotten too long. West elevation, the front door needs to be more prominent. This doesn't look like a barn anymore.</p> <p>Oliver – She doesn't have much to add. West elevation is the most important; it's all on one flat wall plane. Agrees with what's been said. The front door mass is subordinate to the mass behind it; it should be more important.</p> <p>Pohl – Without considering the previous approval, he thinks this is small and charming.</p>			
Motion	Motion to Hold for revisions and to go back to SAB for review. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	
11. Nan. Whale's End II 09-4775	43 Squam Road	Addition/fenestration	13/24	M Cutone Architect
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (7:38)	<p>Cutone – Presented project; grey trim with black sash and doors; far left west elevation dates to around 1930, middle portion was built in the 1960s, and the far right is circa 1980s.</p> <p>Backus – NHL indicates 1930s; one of the windows confirms that age.</p> <p>Camp – This is a vast improvement.</p> <p>Coombs – It's a good job.</p> <p>Oliver – The only issue she has is the 4-light windows that are wider than they are tall.</p> <p>McLaughlin – West elevation, the round windows should be 4-light windows. It's ready for approval.</p> <p>Pohl – The four round windows exist on the west elevation; two are being removed.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Oliver, Camp, and Pohl-aye		Certificate #	HDC2021-09-4775
12. 29 Jefferson, LLC 09-4773	29 Jefferson Avenue	Color change/add window	30/125	M Cutone Architect
13. 29 Jefferson, LLC 09-4772	29 Jefferson Avenue	Color change/railing detail	30/125	M Cutone Architect
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (7:48)	<p>Cutone – Presented project.</p> <p>Backus – Read HSAB comments 10/18: no concerns. She concurs, no concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve Items 12 & 13 as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye		Certificate #	HDC2021-09-4773/4772

14. Chris Oberg	35 Gloucester Street	Move on fm 13 Low Beach	76.4.2/97	Will Stephens
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch, Thornewill			
Recused	Oliver			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Will Stephens			
Public	Joseph Deimler, Smith-Hutton, for 13 Low Beach Road			
Concerns (7:51)	<p>McCarthy – He couldn’t find the approval for the move off. Stephens – There was an approval to move off from June. Presented project. Deimler – There was an application for a move off/demo in mid-August. Not sure how to proceed. Backus – The garage was held for more information; Smith-Hutton was supposed to come back with that and didn’t. We now need that application to go onto old business. Nantucket has been moving structures for over 300 years; it would be different if the whole Island weren’t a historic district; understands the setting aspect. It won’t lose its NHL status because nothing is being changed. McLaughlin – No concerns. Camp – She’s happy we’re saving it; she’s sorry it’s being moved off its site because it loses its historic integrity. Dutra – He agrees with Ms. Backus; it’s great to see it being reused. Suggested expediting the move off. Coombs – No concerns.</p>			
Motion	Motion to Approve move on as submitted. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Dutra, Coombs, and Pohl-aye	Certificate #	HDC2021-	
15. Goldsmith	09-4778	1 White Street	New dwelling	79/29 Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Dutra, Thornewill			
Recused	Oliver			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver design			
Public	None			
Concerns (8:05)	Oliver – Asked to hold for Thursday.			
Motion	Motion to Hold for Thursday, October 21st. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye	Certificate #		
16. Harbor Fuel Carwash	10-4812	43 Sparks Road	Addition	55/267.3 Val Oliver Design
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch, Dutra			
Recused	Oliver			
Documentation	Architectural design plans, site plan, and photos.			
Representing	Val Oliver, Val Oliver design			
Public	None			
Concerns (8:06)	Oliver – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Camp)			
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Coombs, Camp, and Pohl-aye	Certificate #	HDC2021-10-4812	
17. Tyler Dewing	09-4781	74 Milk Street	Pool and hardscape	56/6.1 Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Linda Williams			
Public	None			
Concerns (8:07)	Williams – Presented project; HDC established the back of this isn’t visible; it doesn’t have an auto cover. Dutra – No concerns. McLaughlin – No concerns. Camp – If any of the vegetation were lost, there would be a clear view from Milk Street. Coombs – The fencing is for the pool; it should be reduced to enclose the pool, not the parking and yard. Pohl – Sounds like most of the fencing is already there. The pool is sunken, so he has no concerns.			
Motion	Motion to Approve as submitted with the pool not to be visible at time of inspection and thereafter. (Dutra)			
Roll-call Vote	Carried 3-2//McLaughlin, Dutra, and Pohl-aye; Camp and Coombs-nay	Certificate #	HDC2021-09-4781	

18. Emily Mullins	09-4790	11 Plum Street	Rev. MH: add chimney	80/28	Thornewill Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	Thornewill				
Documentation	Architectural design plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (8:14)	Thornewill – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye			Certificate #	HDC2021-09-4790
19. Stewardson Fam. Part.	09-4791	36 Quidnet Road	Fenestration change.	21/52	Thornewill Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	Thornewill				
Documentation	Architectural design plans, site plan, photos, and historical documents.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (8:18)	Thornewill – Presented project in kind. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-09-4791
20. Powell	10-4805	71 Cliff Road	Move off/demo dwelling	80/160	Thornewill Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, and historical documents.				
Representing	Carrie Thornewill, Thornewill Design				
Public	None				
Concerns (8:20)	Thornewill – Circa 1973. Backus – NHCV survey says 1951; would prefer it be moved; if approved we need more documentation. Though the architecture isn't "cherished", that doesn't mean 1-story ranches have no value; this is contributing as an example of 1940s-1950s era architecture. Coombs – Would prefer it be moved off than demolished. Camp – Sorry to see it move. McLaughlin – This has no architectural features that must be saved. Pohl – It would be great to move this.				
Motion	Motion to Approve as a move-off/demolition with more documentation submitted into the file. (McLaughlin)				
Roll-call Vote	Carried 3-2//Oliver, McLaughlin, and Pohl-aye; Coombs and Camp-nay			Certificate #	HDC2021-10-4805
21. Powell	09-4798	71 Cliff Road	New dwelling	80/160	Thornewill Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Carrie Thornewill, Thornewill Design				
Public	Ethan Griffin, for 69 Cliff Road				
Concerns (8:22)	Thornewill – Presented project; 26'4" at heights point modular. Griffin – The primary concern is grading in the rear; it appears the proposal is to flatten the site and have retainage for the pool area. Coombs – We should have some designation referencing the grade change of over 2.5'. It looks like the house goes from side line to side line in an area where houses have more side-yard space. Camp – She doesn't see a nod to the original building; too side; windows are too square; should avoid need for retainage. Oliver – It's appropriate for the area; suggested canting it so it's not perfectly horizontal to the street. The house is fine. McLaughlin – This will fit into the neighborhood. Pohl – He'd like to know if the pool was approved at a lower grade; he thinks it will have to come back with the retaining walls. The windows right of the door should be the same size as the others; the hipped roof feels very flat related to the others; the pitch should be raised.				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	

22. Nan. Islands Land Bank 09-4789	48 South Cambridge Street	Deck + paths	59.3/42	Normand Residential
Voting	Camp (acting chair), McLaughlin, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	Pohl, Oliver			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:41)	<p>Normand – Presented project; whole site to be accessible per Americans with Disabilities Act (ADA); this has been reviewed by the ADA, Chapter 91, Conservation Commission, and Massachusetts Department of Environmental Protection.</p> <p>Thornewill – This looks like a typical pier structure and goes along with the area vernacular.</p> <p>Coombs – She didn't think there are any piers into Long Pond; we should have a statement regarding the pier.</p> <p>Welch – There is a much longer pier at the gut on Long Pond; this is not without precedent. Agrees with Ms. Thornewill.</p> <p>McLaughlin – No concerns.</p> <p>Camp – It's a nice project; confirmed the wood not be painted. She wanted to see the documentation.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Welch, and Camp-aye	Certificate #	HDC2021-09-4789	

23. Hannah Craven 09-4787	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (8:51)	<p>Normand – Presented project.</p> <p>Backus – Typical 1834 Nantucket within the Fish Lots; Lancaster noted the brick at the steps are new. Read HSAB comments 10/18: would like to see the existing driveway remain where it is to avoid placing more brick adjacent to the neighbor's 2-car driveway; the patio should be in the back yard rather than right on the street edge; if the driveway moves, it should be cobblestone or shell – not brick.</p> <p>Coombs – The tree is a Town tree and can't be touched. There should be no brick patio in front of the house along the street; it should be in the back. The plantings are fine. It should be considered that the Fish Lots are not overpowered by brick.</p> <p>Oliver – Doesn't know if the brick patio will be visible if the hedge matches the neighbors. Mixing the driveway materials is a good idea considering the amount of brick already there.</p> <p>Camp – She's concerned about the Elm tree; the driveway should be backed off it a couple of feet to protect its roots. A smaller patio maybe but not sure about being on the street. The driveway should be a combination of materials; two brick driveways side by side takes away from the streetscape.</p> <p>McLaughlin – No additional comments.</p> <p>Pohl – Agrees with Ms. Camp. There is no way they can get a flat surface with the tree right there; moving the parking closer to Pine Street would provide room for the tree and for the hedge to continue along to the tree.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, McLaughlin, and Pohl-aye	Certificate #		

Rest held for Thursday.

24. One Chester Smiley, LLC 10-4800	1 Chester Street	Rev. COA – roof walk	42.4.3/18	Normand Residential
25. Shelley Kelly 10-4802	8 Starbuck Road	Solar roof array	59.3/63	ACK Smart
26. Kyle Jenner Trust 10-4801	6 Saccacha Avenue	Pool/spa/hardscape	82/336	Jardins International
27. Harry Pinson 09-4795	3 Elbow Lane	Rev. COA – fenestration	73.2.4/44.1	McMullen + Assoc.
28. Soren Sorenson 10-4804	21 Woodbine Street	Asbuilt solar ground array	80/321	ACK Smart
29. Richmond Great Point 09-4797	37 Beachgrass Road	New dwelling	68/369	KOH Architecture
30. Richmond Great Point 09-4796	30A Evergreen Way	New dwelling	68/374	KOH Architecture
31. Fisher's Landing Assn 09-4793	8 Warrens Landing	Move on shed	38/92	Seth Gottlieb
32. Lyden 10-4810	4 West Miacomet Avenue	Move off/demo garage	81/160	Gryphon Architect
33. Lyden 10-4807	4 West Miacomet Avenue	Pool and hardscape	81/160	Gryphon Architect
34. Asher Trust 10-4809	19 Cannonbury Lane	Replace pergola w/ deck	73+74/49	Gryphon Architect
35. Alan Shuch 10-4811	45 Quidnet Road	Pergola	21/21	Smith + Hutton
36. Tom McCann 10-4814	78 Milk Street	Addition	56/6.2	Linda Williams
37. Richard Glidden Trust	4 Gingly Lane	Move off/demo garage	41/841	Linda Williams
38. Judith Greenberg	2 Gorhams Court	Generator	42.3.2/204	Linda Williams
39. Rice Heard	4 Lucretia Mott Lane	Hardscape – driveway	42.3.2/125.1	Linda Williams
40. Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
41. Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams

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42. Deb Cote	23 Prospect Street	Rev. COA – found coat	55.4.4/90	Linda Williams
43. 36 Lily Street, LLC 10-4815	36 Lily Street	Hardscape	42.4.3/94	Ahern
44. Peter Colarulli 10-4871	1 East Lincoln Street	Porch addition/fenestration	42.4.1/12	S. Hollister
45. James Bessey 10-4829	12 Correia Lane (lot 2)	New dwelling	80/59 (prtn)	Brook Meerbergen
46. James Bessey 10-4827	12 Correia Lane (lot 2)	New studio	80/59 (prtn)	Brook Meerbergen
47. James Bessey 10-4830	12 Correia Lane (lot 2)	New garage	80/59 (prtn)	Brook Meerbergen
48. James Bessey 10-4832	12 Correia Lane (lot 2)	New pool and spa	80/59 (prtn)	Brook Meerbergen
49. James Bessey 10-4831	12 Correia Lane (lot 2)	New pavilion	80/59 (prtn)	Brook Meerbergen
50. James Bessey 10-4833	12 Correia Lane (lot 2)	New sports court	80/59 (prtn)	Brook Meerbergen
51. Carol Surface 10-4824	47 Warren’ Landing	Rev. COA – MH	38/54	BPC
52. Okay Okay House 10-4821	10 Union Street	Parking & patio	42.3.1/43	BPC
53. Charles Ernst 10-4868	166 Cliff Road	Garage reshingle	41/69	Peter Fernandes
54. US Reif Marine 10-4852	134 Orange Street	New 2 nd floor addition	55/49	Anton Dimov
55. 50 Brewster Road, LLC 10-4832	50 Brewster Road	Revisions	43/96	EMDA
56. 50 Brewster Road, LLC 09-4762	50 Brewster Road	New garage	43/96	EMDA
57. 12 Derrymore RT 09-4753	12 Derrymore Lane	Garage	41/241	EMDA
58. Dexter Group, LLC 10-4835	8 Winn Street	New dwelling	41/51.2	EMDA
59. Tom Etheridge 10-4825	16 Lyons Lane	Cabana	76/15	Atlantic Landscaping
60. Isaiah Truyma 10-4826	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
61. Dworetzky-Banse Fam 10-4816	8 Shawkemo Road	MH revs	43/90	Botticelli + Pohl
62. Dworetzky-Banse Fam 10-4854	8 Shawkemo Road	Rec barn revs – add window	43/90	Botticelli + Pohl
63. David Prill 10-4820	82 Pocomo Road	Add kneewall to rear porch	15/35	Botticelli + Pohl
64. Patrick Bailey 10-4851	3 Doc Ryder Drive	Addition + fenestration	66/210	JB Studio
65. 23 Broad Owner, LLC 10-4843	23 Broad Street	Addition + fenestration	42.4.2/77	Emeritus
66. John Barry 10-4844	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus
67. Nan. Invest. Holdings 10-4845	22 Pocomo Road	New guest house	14/73.1	Emeritus
68. Nan. Invest. Holdings 10-4842	22 Pocomo Road	New garage	14/73.1	Emeritus
69. Dex Dog, LLC 10-4842	6B Arrowhead Drive	Addition	69/58.1	Emeritus
70. Karen Urban 10-4848	33 Main Street ‘Sconset	Pool house	73.4.2/34	Emeritus
71. Hoehn-Saric 10-4865	34 Easton Street	New house	41.1.4/18	CWA
72. Tack3, LLC 10-4865	26 Washington Street	Rev. COA	42.3.2/23	CWA
73. Robert Meyer 10-4866	307 Polpis Road	New dwelling	25/39	CWA
74. Mueller Nant. Assoc. 10-4858	11 North Mill Street	Rev. COA	55.4.4/77	CWA
75. 89 Vestal St, LLC 10-4670	89 Vestal Street	Pool and hardscape	56/251	Linda Williams
76. 12 Somerset Lane, LLC	12 Somerset Lane	Rev. COA	56/55	Linda Williams
77. ACK 11 Pleasant, LLC	11 Pleasant Street	Rev. COA	42.3.3/121	Linda Williams

VII. OLD BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Pamela Perun 08-4492	4 Roberts Lane	Rooftop solar	56/34	SunWind, LLC
2. Conlon James Trust 08-4475	24 Woodbine Avenue	Rev. 1511: add rfwlk, fenst	80/96	Emeritus
3. Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
4. 30 Vestal, LLC 09-4611	30 Vestal Street	MH fenest, dormer alt	41/45	Studio Ppark
5. 27 Fair Street, LLC 09-4595	27 Fair Street	Front bldg. – historic reno	42.3.2/192	Workshop APD
6. 27 Fair Street, LLC 09-4594	27 Fair Street	Back bldg. – historic reno	42.3.2/192	Workshop APD
7. 27 Fair Street, LLC 09-4597	27 Fair Street	Back bldg. – historic reno	42.3.2/192	Workshop APD
8. Candice Macoull	72 Orange Street	Renovation	55.4.1/21	CWA

VIII. OTHER BUSINESS

Approved Minutes	October 5 & 7, 2021
Motion	Motion to Approve as drafted. (Coombs)
Roll-call vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye
Review Minutes	October 12 & 14, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, October 21, 2021 at 1:00 pm. ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, Intro • 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 9:01 pm. (Dutra)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council