



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, November 2, 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; Esmeralda Martinez;
PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
Attending Members: Pohl, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill
Absent Members: Camp
Late Arrivals: Dutra, 5:05 pm; McLaughlin, 5:20 pm
Early Departures: Dutra, 8:24 pm; Welch, 8:55 pm

Adoption of Agenda.

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

Roll-call vote Carried 5-0//Oliver, Thornewill, Welch, 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. Diane Carl 10-4883	22 Somerset Lane	Addition	56/241	Self
2. Elisa Allen 10-4958	9 Pond Road	Rev. 4735: shed orientation	56-154	Emeritus
3. Jacobs Williams 10-4961	34 Fairgrounds Road	Shed move off	67/292	Garden Group
4. Cinda Gaynor 10-4960	84 Old South Road	Shed move on	68/415	Garden Group
5. Neil Kelley 10-4959	7 Deacon's Way	New shed	40/82	NAG
6. Elizabeth Sutherland	80A Old South Road	Hoop Tent	67/412	Chad Diggan
7. Iglesia Faro de Luz 10-4976	90 Skyline Drive	Window change	79/54	Rigoberto Lemus
8. Nantucket Land Bank 10-4967	7 Nobadeer Farm Road	Move on shed	69/1	Thornewill Design
9. Zack Gund 10-4981	7 East Tristrams Avenue	Rev. 2817: extend deck	31/7	Thornewill Design
10. 5 Luff Road, LLC 10-4973	5 Luff Road	Garage roof change	66/351	Botticelli & Pohl
11. Snuggedin Trust 10-4974	86 Polpis Road	Rev. 2397: fenest, & deck	44/25.4	Botticelli & Pohl
12. Ole Lokensgard 10-4975	3 Derrymore Road	New shed	41/134	Self
13. 3 Skyline, LLC 10-4991	3 Skyline Drive	Roof change	79/137.1	EMDA
14. Willard Brown Trust 10-4993	30 Okorwaw Avenue	Shed addition cart port	79/167	EMDA
15. Elizabeth Wiggin 10-4999	66 Hooper Farm Road	New shed	67/322	Anton Dimov
16. Theresa Woolverton 10-5003	199 Cliff Road	Minor deck/ODS mod	40/19	Brook Meerbergen
17. ABCET, LLC	58 Baxter Road	New shed	49/59	Will Stephens Comp.

Voting Coombs (acting chair), Oliver, Welch, Dutra

Alternates None

Recused Pohl, Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Oliver)**

Roll-call Vote Carried 4-0//Oliver, Welch, Dutra, and Coombs-aye

Certificate #

HDC2021-10-(as noted)

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Maria Mitchell Assn. 10-4890	59 Milk Street Ext	Move existing sign	56/209	Jascin Finger
Voting	Pohl, Coombs, Oliver Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns	McCarthy – no recommendations; needs to be held.				
Motion	Motion to Hold for representation. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Oliver, and Pohl-aye			Certificate #	

IV. 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.	Carol Surface 10-4824	47 Warren' Landing	Rev. COA – MH	38/54	BPC
2.	Okay Okay House 10-4821	10 Union Street	Parking & patio	42.3.1/43	BPC
Voting	Pohl, Coombs, Oliver Welch, Thornewill				
Alternates	Dutra,				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:15)	Not opened at this time.				
Motion	Motion to Hold Items 1 & 2 for representation. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Oliver, and Pohl-aye			Certificate #	

3.	Isaiah Truymen 10-4826	117 Orange Street	Hardscape	55/377	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documentation, and advisory comments.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (5:07)	<p>Congleton – Presented project; saving all the brick; open to changing patio pattern to random.</p> <p>Backus – Circa 1854, former Mission School in 1866. The bluestone patio is too formal and too close to Cherry Street; the existing privet should remain; the 6' fence is too tall; wants to know if brick will remain. HSAB mentioned that the stone should be irregular shaped.</p> <p>Read HSAB comments 10/25: proposed new patio and 6' fence next to Cherry Street should be moved several feet off the street; the 6' board fence should be reduced to 5'; the proposed grid-like patio stone is too formal and should be an irregular shaped stone.</p> <p>Coombs – This is seen primarily from Orange Street; the screening privet along the road will be hard to maintain. This is a historic structure on a main street; it shouldn't be hidden. The bluestone should be irregular shaped and placed with grass between.</p> <p>Oliver – She's more concerned with the row of Arbor Vitae; agrees the fence on Cherry Street should be behind the hedge. Agrees with Ms. Coombs. We have forgotten that HDC approved a French door facing Orange Street.</p> <p>Welch – The rear 6' fence would be acceptable, given it is on the rear; a 5&1 might be better with vegetation that isn't an evergreen shrub; the vegetation might have trouble surviving in a small space. Agrees with the others about along Orange Street. Closing off from Cherry Street to the corner board of the primary mass is too much.</p> <p>Dutra – Agrees with Mr. Welch about the fence on the rear. On the front Arbor Vitae is overkill and would look awkward.</p> <p>Pohl – He doesn't like the tall fence and agrees with HSAB and fellow commissioners.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Welch, Dutra, Coombs, and Pohl-aye`			Certificate #	

4. 23 Broad Owner, LLC 10-4843 23 Broad Street Addition + fenestration 42.4.2/77 Emeritus

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill
 Alternates Welch, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, correspondence, historical documents, historical documentation, and *Building with Nantucket in Mind* (BWNIM).
 Representing Matt MacEachern, Emeritus Development
 Public John Pressment, 2 Ash Lane
 Ann Lingeman-Davis, 10 Ash Street
 Roberta Saint-Amour, 2 Ash Lane
 Dennis Perry, 45 Centre Street
 Charles Graeber, 4 Ash Street
 Concerns (5:25) **MacEachern** – Presented project: owners looking to omit the west elevation cover over the porch and the 3 dormers; this is being reviewed by and will be heard at the next the Planning Board meeting.
Backus – This is The Brotherhood, a Greek revival built after the 1846 Great Fire; the main entry is on the west elevation; although this structure has had changes to the rear, she’s curious about the age of the historic rear ell. Should this require revisions, she recommends it go back to HSAB for review.
 Read HSAB comments 10/25: no concern regarding the porch; would like to see French doors separated and reduced to three and changed to 12 lite with lower panel.
Pressment – This design in his mind goes against the aesthetic in the old historic district (OHD), particularly the open deck and umbrella-like awning (future application). Feels if this is approved, it is a step in the direction of erosion of the character of the OHD; this is a watershed moment for the OHD. The proposal is changing this from a neighborhood tavern to an entertainment center.
Lingeman-Davis – It’s important to consider the history of Ash Lane and Ash Street while reviewing this project. Asked where the mechanical systems for the expansion will go. It would be nice to see this with the outside program submission; as it stands now, it feels incomplete without that pivotal piece. HDC should also consider issues of setting; the expansion will be detrimental to sense of place and historical context. There are exhausts and fan on the north not shown on the elevation.
Saint-Amour – Asked the commissioners to read the letters from the area residents. The proposal is not in keeping with the OHD of Nantucket. There is no 10’ patio visible from the street anywhere in Town.
Perry – HDC is being asked to evaluate changes in architecture for a business model, which should not be downtown, and contributes to a huge change in capacity. There will be a cut on the street, the proposed bathrooms will be visible from Broad Street, the pen area for people waiting to get in will be visible, and a stage area for live music will also be visible. The use influences the layout.
Graeber – His issues with the architectural changes have been well stated. Regarding the north elevation, the last modification was in 2014; that included vent fans that were supposed to be set high and screened; they weren’t set high on the elevation and we listen to their noise 24-7. With additional capacity, we could expect more apparati and fans on the rear, and they will be visible from Ash Street.
McLaughlin – West elevation, there’s too much glass on the porch with too many doors.
Oliver – Likes the version without the dormers. With the deck extending beyond the Friendship stairs, the deck stairs have become a visual element from Broad Street; they should go off the north end of the deck. She sees a Merchandise Shack and Transport Waiting Area but no pen, huge umbrella, and stage; it would help to see the whole proposal together. South elevation, removing the structure, leaves the large doors on that elevation visible. BWNIM says that when owners consider only their desires, the structure potentially no longer fits into the area.
Coombs – Agrees about this being a lot to take in. It’s important to stick to our Mission statement to have development appropriate to setting and structures. If a building doesn’t fit in, it should be worked with to get it to fit in. The north elevation is visible from Ash Street and neighbors have the right to quiet enjoyment of their property. For the most part, this is a good job but there are still issues with setting and environment.
Thornewill – She has the same concerns about the west elevation deck; the full French doors aren’t appropriate; moving the stairs will free up the existing Friendship stairs. South elevation, removing the structure makes the big doors visible; What exists now isn’t particularly good and what is proposed on the left is good, but there are things that would take the function more inside than outside.
Pohl – The fans on the north elevation should be shown in the drawings and labeled as existing. The stage and umbrella will be under a separate application. South elevation, the deck projects out more than necessary; also, the scale of the post is too large. West elevation, agree about the dormers and number of French doors and moving the stairs; the dormers compete with the existing dormers, so it’s better if they are eliminated; if the porch became narrower, the you keep the roof, it would contain noise and light. North elevation, the only change is the addition of the shed; the neighbor’s issues is noise and unscreened “garbage”; it is up to the applicant to show good will and work that out with the neighbors.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye Certificate #

5. John Barry	10-4844	22 Eel Point Road	Add dormer + stairs	40/45	Emeritus
Voting	Pohl, McLaughlin, Coombs, Welch, Dutra				
Alternates	Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:17)	<p>MacEachern – Presented project; he will verify if 6” is being proposed to raise the grade.</p> <p>McLaughlin – Confirmed the dormers meet the 1’ setback.</p> <p>Coombs – The dormers are very large with lots of wall space; would like them reduced 6” each side.</p> <p>Welch – West and east dormers are an improvement. The south and north are not an improvement; the dormers draw the eye to the height of this structure. Would like to see the minutes from the original approval. It’s not appropriate to add 6” to the grade. There is a 1’ discrepancy in height between the elevations and the application; that includes the 6” increase in finished grade plus the 6” increase in height. The original approval, which he voted against, was too tall now this is taller.</p> <p>Dutra – Agrees the east and west look better. He’s okay with the south and north; but he has a concern about the stairs on the south elevation, which are potentially visible.</p> <p>Pohl – Agrees about reducing the width of the dormers. The pitch of the dormers needs to be reduced; that would change the perception of the overall height. He’d like clarification on the discrepancies in height and fill.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Dutra, Welch, and Pohl-aye			Certificate #	
6. Nan. Invest. Holdings	10-4845	22 Pocomo Road	New guest house	14/73.1	Emeritus
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans and site plan.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:31)	<p>MacEachern – Presented project.</p> <p>Thornewill – This is a simple building and won’t be visible.</p> <p>Dutra – Agrees.</p> <p>McLaughlin – If this can be seen, the main door should be a standard door.</p> <p>Coombs – You won’t see it.</p> <p>Pohl – Vegetation is 8’ tall scrub oak; it won’t be visible.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4845
7. Nan. Invest. Holdings	10-4842	22 Pocomo Road	New garage	14/73.1	Emeritus
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans and site plan.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:35)	<p>MacEachern – Presented project; the house sits higher and there is some retainage; it’s 25’8.5” to ridge.</p> <p>Coombs – What we just approved is simple; this isn’t simple and is too large. The dormers should be reduced.</p> <p>McLaughlin – This will be visible from Alexandria Drive. The meeting rails don’t align.</p> <p>Thornewill – She’s okay with this; feels it’s in keeping with the scale of the house. It might be a little tall for a garage/studio.</p> <p>Dutra – It does seem a little on the high side but is nice looking.</p> <p>Pohl – His concern is the height. The 2nd-floor windows look to have 8’ head heights; this could come down at least 1’, especially since it’s so close to Pocomo Road.</p>				
Motion	Motion to Approve through staff with the height reduce 1’ and dropping the dormers accordingly. (Coombs)				
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4842

8. Dex Dog, LLC 10-4841	6B Arrowhead Drive	Addition	69/58.1	Emeritus
Voting	Coombs (acting chair), McLaughlin, Welch, Dutra, Thornewill			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:43)	<p>MacEachern – Presented project; this is an industrial area; east elevation is visible from the road; solar analysis indicated that on the lower roof the panels won’t capture as much sun due to shadows.</p> <p>McLaughlin – This is appropriate here; it’s not in the OHD so no concerns about the solar.</p> <p>Thornewill – This is good.</p> <p>Welch – The addition is fine. However, the solar panels should stay on the south elevation of the 1-story structure and shifted to the left away from the new addition. The entire Island is a National Historic Landmark.</p> <p>Dutra – As for architecture, it’s a nice addition. As for the solar, it’s renewable and we need to start being more careful about using renewable energy; he believes downtown areas need to be protected but not so much in an industrial area such as this.</p> <p>Coombs – This is a good-looking proposal. Feels the solar needs to follow our guidelines or that sets a precedent.</p>			
Motion	<p>Motion to Approve through staff with the solar moved to the left of the south elevation of the existing structure out of the shadow of the proposed addition. (Welch) not carried.</p> <p>Motion to Approve as submitted. (Dutra)</p>			
Roll-call Vote	Carried 4-1//Thornewill, McLaughlin, Dutra, and Coombs-aye; Welch-nay Certificate # HDC2021-10-4841			
9. Karen Urban 10-4848	33 Main Street ‘Sconset	Pool house	73.4.2/34	Emeritus
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:00)	<p>MacEachern – Presented project; existing doors are 6’8”.</p> <p>Backus – SAB didn’t review this. This structure is associated with Hill Top, built circa 1848 for Charles Coffin; appreciates the hipped roofs on the outbuilding; it might be visible from Bunker Hill Road so ganged windows and sliding doors are a concern. This property is right outside the ‘Sconset OHD; the proposed fenestration is simulated-divided light (SDL), not true-divided light (TDL).</p> <p>Welch – It’s appropriate; not concerned about fenestration on the west elevation.</p> <p>Coombs – She opposed the pool and opposes this cabana on the edge of the OHD with a historic house.</p> <p>McLaughlin – He viewed this in the past; there are a lot of hedges all the way around so doesn’t think it will be visible.</p> <p>Thornewill – Appreciates the low profile; the front has too much glass. The number of doors should be reduced and add kick panels to the 4 remaining doors.</p>			
Motion	Motion to Approve through staff with reducing to 4 doors on the west elevation flanked by windows and with kick panels on the doors. (Thornewill)			
Roll-call Vote	Carried 4-1//McLaughlin, Welch, Thornewill, and Pohl-aye; Coombs-nay Certificate # HDC2021-10-4848			

10. Hoehn-Saric 10-4865	34 Easton Street	New house	41.1.4/18	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and Resilient Nantucket			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (7:10)	<p>Webster – Presented project; reviewed photo references.</p> <p>Backus – This is replacing the Seward Johnson home and is proposed as lot line to lot line; appreciates the historical context photos but would have liked dates on those photos; this proposal is overwhelming; posts are not appropriate; and 2-over-1 windows would be more appropriate. This needs to follow Chapter 11 for new construction.</p> <p>Read HSAB comments 10/25: this building is very tall at 34’10” with no break in the ridge height, and no real additive massing; this should have a dominant main mass facing Easton Street and the rear masses should be reduced in height and scale; it reads as one massive rectangular block filling lot line to lot line; the sides should have a break in the walls where a corner board is indicated; the front porch should be used to enhance the architecture of the building, but instead it monotonously stretches from edge to edge; and the roof pitch is too shallow; the rear deck facing the harbor should also not go from edge to edge but should have a break in the length; the deck and porch details are lacking; the front door is particularly odd as a 9-lite door with massive side lights; the fenestration all around could also be used to enhance the architecture but instead is repetitive and awkwardly spaced – especially facing Easton Street; the harbor side has six identical window-door units creating the appearance of a commercial hotel building rather than a residence; the large, square, 4-lite, gable windows are completely out of scale and inappropriate; overall the building presents as an oversized, out-of-scale commercial hotel annex; this neighborhood should have a more sensitively scaled residential appearing building; HSAB would like to see future revisions.</p> <p>Dutra – He sees small detail issues but realizes there are larger massing issues that need to be addressed.</p> <p>Oliver – Agree with HSAB completely; from the photos it is evident that there is a sense of space between the structures whereas this will be a big block butting against its neighbors. She’d prefer a nod to the historic structures. The water side is too repetitive and emulates a hotel, not a home. Agrees porch brackets are not appropriate.</p> <p>Coombs – This is an ugly building with no charm; it shouldn’t go from side line to side line; it needs additive massing as shown in the street-side views of the reference photos. Agrees this looks like a poorly designed hotel. West elevation, the dormer with 3 windows is not appropriate; a chimney would break up the ridge line.</p> <p>McLaughlin – Windows are harmonious to themselves; the front door should have more wood less glass.</p> <p>Pohl – Completely agrees with HSAB; this needs major revisions.</p>			
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	
11. Tack3, LLC 10-4863	26 Washington Street	Rev. COA: new const.	42.3.2/23	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and Resilient Nantucket.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (7:26)	<p>Webster – Presented project; in velocity zone requiring a very high finished 1st-floor level.</p> <p>Backus – The existing structure is a circa 1950s colonial revival. It’s imperative to look into the date of the approval to move-demolish the existing structure; any changes have to comply with Chapter 11.</p> <p>Read HSAB comments 10/25: moving the front door to a connector piece half way down the side of the building is completely inappropriate; the front door must stay on the front; the saltbox shaped gable on the south is awkward; the connector and rear wing should have lower plate heights – less than a full two stories; the ridge of the rear mass should be lower than the connector; the ridge of the rear wing should be rotated perpendicular to the main ridge; it’s becoming a competing gable along the sides; the roof walk belongs on the main mass; the fenestration is too repetitive all around; the harbor-facing French doors should be two panels and not so repetitive from floor to floor; overall the proposed changes are in the wrong direction and need to be completely rethought; HSAB would like to see future revisions.</p> <p>McLaughlin – East elevation, looks like a tenement; the glass should be no more than 50% of the wall space; this is inappropriate for the neighborhood.</p> <p>Oliver – The previous approval fit the street; what faces the street without a door is too formal. Agrees with HSAB.</p> <p>Coombs – It took a long time to work out this building. The roof walk should be eliminated, all it does is add height. This is a big square, 2.5-story building; it’s a harbor house, not a bluff house. HSAB is right.</p> <p>Thornewill – Agrees with HSAB and what’s been said. The front is overly formal for this area. It needs typical telescoping and 1-story pieces in the back. This is over-scaled for this corner.</p> <p>Pohl – Agrees with HSAB and what’s been said. There’s too much fenestration. The gable forward added an element of detail and grounding that this proposal totally lacks; the gable forward was humanly scaled.</p>			
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye		Certificate #	

12. Robert Meyer **10-4866** 307 Polpis Road New dwelling 25/39 CWA
 Voting Pohl, McLaughlin, Coombs, Oliver, Welch
 Alternates Dutra, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (7:42) **Webster** – Presented project; not visible from Polpis Road.
McLaughlin – Windows are appropriate and harmonious to themselves. The decks should be pulled back to 8’ off the wall. South elevation has too much glass; the door is the same as the “front” door on the north elevation. North elevation, the front door has too much glass.
Coombs – This should be more rambling; it’s almost all 2 stories and nearly 30’ tall. This should be reduced in height with more informality; needs more additive massing. East elevation left side, the deck is more than 8’ deep and should be brought in. Conservation land and Cranberry bogs are all behind this.
Oliver – Agrees with what’s been said. The most pleasing elevation is the east; it has the feel for a main mass and front elevation. South elevation, the issue is the height of the eave line. The north elevation is a continuously large mass with the front door in a small secondary mass which isn’t appropriate; the decks should be cut into the porch roofs.
Welch – Agrees largely with what’s been said. East elevation, the proportion of the massing is off, in particular the dormer to the right seems to overwhelm the little addition. Likewise on the north elevation. Approval would be subject to this not being visible and an add-on that vegetation is maintained to protect lack of visibility; he’s not adverse to revisions. No one mentioned the barn board.
Pohl – Diagonally across the street is a structure where we are trying to mask the vertical-board siding on a main gable; this barn board is on the whole building. Agrees the porches are not integrated. South elevation, the little Juliet balcony is perched between 4 windows and a huge exterior chimney.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver McLaughlin, Welch, Coombs, and Pohl-aye Certificate #

13. Mueller Nant. Assoc. **10-4858** 11 North Mill Street Rev. COA: fenst changes 55.4/77 CWA

Voting Pohl, McLaughlin, Coombs, Oliver, Dutra
 Alternates Welch, Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation.
 Representing Chip Webster, Chip Webster Associates
 Public None
 Concerns (7:57) **Webster** – Presented project; formerly 34 Prospect Street.
Backus – For some reason this didn’t go to HSAB.
McCarthy – He doesn’t think this is the application we should be looking at; suggested holding for proper information.
 Motion **Motion to Hold for clarification on the proper application. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, McLaughlin, Dutra, Coombs, and Pohl-aye Certificate #

14. 12 Somerset Lane, LLC 12 Somerset Lane Rev. COA: dormers, fenst. 56/55 Linda Williams

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill
 Alternates Welch, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Linda Williams
 Public None
 Concerns (8:02) **Williams** – Presented project; not visible; circa 1997.
McLaughlin – East elevation, it looks like there’s a pan under the triple windows (existing).
Coombs – East elevation, the 3 windows are too many for that little dormer.
Oliver – Based on the location and the existing house, this is fine.
Thornewill – Nothing to add.
 Motion **Motion to Approve as submitted. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye Certificate # **HDC2021-10-**

15. Norris Bldg Co.	14R Lowell Place	Shed	41/164.1	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (8:10)	<p>Williams – Presented project; white trim and windows with natural-to-weather barn doors and roof.</p> <p>Backus – This is a typical shed; it seems a little tall so questions if the pitch matches the main dwelling; it would be helpful to have a site plan inclusive of everything approved on both lots.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Welch, McLaughlin, and Pohl-aye		Certificate #	HDC2021-10-
16. Deb Cote	23 Prospect Street	Hardscape – driveway/wall	55.4.4/90	Linda Williams
17. Deb Cote	23 Prospect Street	Rev. COA – fndtn coat	55.4.4/90	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (8:15)	<p>Williams – Asked these be held for Thursday, November 4th.</p> <p>Not opened at this time.</p>			
Motion	Motion to Hold for Thursday, November 4th meeting. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Dutra, Coombs, and Pohl-aye		Certificate #	

V. 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
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Timothy Holmes, SunWind, LLC				
Public	None				
Concerns (8:15)	<p>Holmes – Reviewed changes made per previous concerns; owner will be reroofing to a much darker color.</p> <p>Oliver – It's amazing how Mr. Holmes can make things work on different roofs when other find it impossible.</p> <p>Welch – He would prefer a tree planted just where the lawn curves to the right; that would block the view of the edge of the panels. If we are going against our guidelines, we need to demonstrate mitigating circumstances.</p> <p>Coombs – She likes the tree idea.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – Thinks the tree is a good idea.</p>				
Motion	Motion to Approve through staff with the roof changed to black and a deciduous tree planted in the lawn area mid-way between the Nr. 1 and the walkway shown adjacent to the house in photo Nr 6. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Pohl-aye		Certificate #	HDC2021-08-4492	
2.	James Conlon Trust 08-4475	24 Woodbine Avenue	Rev. 1511: add rfwlk, fenst	80/96	Emeritus
Voting	Coombs (acting chair), McLaughlin, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:25)	<p>MacEachern – Reviewed changes made per previous concerns.</p> <p>Thornewill – She doesn't think the roof walk is appropriate but had made the suggestion to change it.</p> <p>McLaughlin – It's a 1½-story structure; no comments on the roof walk. The front door sidelights should have more wood than glass.</p> <p>Coombs – She'll go with the roof walk and the bottom side-light panels to be wood.</p>				
Motion	Motion to Approve through staff with the front door sidelights to have a wood panel at the bottom to match the door. (Thornewill)				
Roll-call Vote	Carried 3-0//McLaughlin, Thornewill, and Coombs-aye		Certificate #	HDC2021-08-4475	

3. Trogoth Nominee Trust **05-3640** 26 Easy Street Mixed use structure 42.4.2/23 Emeritus

Voting Pohl, Coombs, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, advisory comments, and Resilient Nantucket.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (8:30) **MacEachern** – Reviewed changes made per previous concerns; feels we’ve done all that was asked; the 5 smaller gable dormers were based upon a commissioner comment and the historic photos. Feels like we’re going backwards; he can make a compelling case for a 3rd-floor program: recapped: lose the cupola and deck and reduce 3rd-floor fenestration.
Backus – Contributing lot with infill and needs to comply with Chapter 11; appreciates the gable dormers but 5 are too many; the cupola is too tall and vertical; the reduced balcony over public space is still inappropriate; west elevation the 4 ganged windows are inappropriate and visible from South Water Street.
 Read HSAB comments 11/01: the HDC has repeatedly asked the applicant to lower the building and eliminate the balcony; 10” is not enough of a drop in height; to lower the height more, the main roof fascia should drop to meet the window head casing and the roof pitch should lower to 8/12; the 5 gable dormers are too busy and create a third-floor wall; three spaced dormers would be more appropriate; the cupola adds to the height and competes with the gable dormers and should be eliminated; second-floor balconies on the front of any building downtown are inappropriate; the balcony should be removed; the two sets of triple doors leading to nowhere have no historical precedent and should be changed to double-hung windows; the third-floor mulled window in the gable end is inappropriate and should be a single; this is a very prominent corner location, visible from far down Easy Street and the harbor; the applicant is still asking for too much program in this location; trying to maintain this much floor area on the third floor shouldn’t be driving the design; a reduction in third-floor space will help steer this design closer to the proper height and scale for the neighborhood; HSAB would like to review future revisions.
Coombs – Agrees with HSAB; she has repeatedly said the 5 dormers are too many and makes it top heavy. West elevation the 4 ganged windows should be reduced in number. If the height can come down more, that would be good; the cupola should be eliminated and possibly replaced with a chimney to break the roof line. This is too big and too heavy. Agrees the deck over the street is inappropriate.
Oliver – Agrees with HSAB completely. We’ve been consistent about no balcony. This process is slow, and ZOOM slows us down further. Reviewing all the minutes, the over-arching concerns were address incrementally making the process yet slower. The cupola and deck have been a no-go from the beginning.
Thornewill – Agrees with HSAB and what’s been said.
Pohl – The 5 smaller gable dormers with small windows on one side and the two gable dormers on the other side make the building look larger; it should be 3 larger dormers with larger windows to change the perception of size. The Board has not said no a 3rd-floor program; it’s the level of maximizing that program that has been a concern.

Motion **Motion to Hold for revisions and to go back to HSAB. (Coombs)**
 Roll-call Vote Carried 4-0//Thornewill, Oliver, Coomb, and Pohl-aye Certificate #

4. 30 Vestal, LLC **09-4611** 30 Vestal Street MH fenest, dormer alt 41/45 Studio Ppark

Voting Pohl, McLaughlin, Coombs, Oliver, Welch
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing James Krapp, Studio Ppark
 Public None
 Concerns (8:47) **Krapp** – Reviewed changes made per previous concerns.
Coombs – North elevation, the double windows in the large dormers are top heavy; suggested the flanking dormers be smaller; the 1st floor is very simple.
Oliver – This isn’t a historic house; adding the dormers is fine.
Welch – Agrees the dormers are overwhelming; if they were hipped dormers, it would be a bungalow style.
McLaughlin – Would be better if dormers were reduced to single windows.
Pohl – This house reminds him of Maurice Gibbs’ house; he has no concerns.

Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 4-0//Welch, McLaughlin, Oliver, and Pohl-aye; Coombs abstain Certificate # **HDC2021-09-4611**

Rest held for Thursday, November 4

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 Macoul	72 Orange Street	Renovation	55.4.1/21	CWA

VI. NEW BUSINESS 10/26/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Barry Lyden	4 West Miacomet Road	Move/demo garage	81/160	Gryphon Architects
2.	Barry Lyden 10-4877	4 West Miacomet Road	New garage, cabana	81/160	Gryphon Architects

3.	Susan Doughan 10-4878	63 Orange Street	Rev. 48565: clr chg/rt/side	55.4.1/16	Gryphon Architects
4.	Helene Patterson 09-4768	19 Brewster Road	New cottage/garage	54/175L1	Gryphon Architects
5.	Franze Residence 10-4873	71 Orange Street	Hardscape	55.4.1/167	Edgewater
6.	Juan Hernandez 10-4879	328 Madaket Road	Deck Addition	60/103	Self
7.	Cheryl Gilbert Et al 10-4881	16 D Street	Revisions	60.2.1/2	EMDA
8.	Robert Rothbard 10-4880	3 Brooks Farm Road	Revisions	41/222.7	CWA
9.	Alexa Watts 10-4987	33 Vesper Lane	Addition	55/126	Topham Design
10.	Padir Halil 10-4901	69½ Cliff Road	Revise roofwalk and railing	30/204	Topham Design
11.	4 Lowell NT 10-4903	4 Lowell Place	Fenestration revisions	41/168	Topham Design
12.	John Donoghue 10-4888	10 Holly Street	New studio	80/23	Thornewill Design
13.	Robin Halik 10-4876	46A Surfside Road	Fix as-built vent violation	67/120.3	Thornewill Design
14.	Robert Hockaday 10-4911	3 New Street, Sias	Rev. 2401 window replace	73.1.3/37	Thornewill Design
15.	11 India St, LLC 10-4897	29 Center Street	Move existing shed	42.3.1/122.2	Ahern
16.	11 India St, LLC 10-4896	4 Chestnut Street	Hardscape revision	42.3.1/68	Ahern
17.	11 India St, LLC 10-4895	16 South Federal Street	Hardscape/gate	42.3.1/70	Ahern
18.	Craig Majernik 10-4893	63 Burnell Street	Pool and hardscape	49.3.2/1.1	Ahern
19.	45 Shawkemo Rd, LLC 10-4894	45 Shawkemo Road	Pool and hardscape	27/18	Ahern
20.	Joan Albaugh 10-4892	73 Miacomet Road	Addition	66/62	Brook Meerbergen
21.	Tom Etheridge 10-4905	16 Lyons Lane	Hardscape	76/15	Atlantic Landscaping
22.	ACK-Livin NT 10-4904	2 Hedgebury Lane	Pool	41/593	Atlantic Landscaping
23.	Tiffany Lawrence 10-4906	5 Todd Circle	Pool	66/296	Atlantic Landscaping
24.	Wesley Delcol 10-4931	10R Golfview Drive	Rev. COA: change porch	66/191	Atlantic Landscaping
25.	Wayne Berman 10-4902	98 Tom Nevers Road	Fenestration revisions	91/40	NAG
26.	Nantucket Land Bank	19 Wauwinet Road	Move off barn	20/35	Val Oliver Design
27.	NISDA	23, 25 Wauwinet Road	Move on barn	20/36&80	Val Oliver Design
28.	Paul Picarillo 10-4907	6 Baltimore Street	Shed	60/106	Val Oliver Design
29.	Scott Sampson 10-4908	14 Aurora Way	Rev. 4375: ridge, windows	56/445	Val Oliver Design
30.	MCB Revocable Trust 10-4909	1 Falmouth Avenue	Rev. 3320:	82/411	Val Oliver Design
31.	Grey Lady Lane, LLC 10-4936	10 Grey Lady Lane	Add hip to front porch	66/705	Val Oliver Design
32.	Drake Real Estate 10-4941	2 Horn Beam Road	Pool house	21/118.5	Val Oliver Design
33.	Robert King 10-4910	16 Wood Hollow	Fence	72/10	Self
34.	5 Sherburne Way, LLC 10-4912	5 Sherburne Way	Rev. 4356: MH	30/38	Botticelli + Pohl
35.	5 Sherburne Way, LLC 10-4913	5 Sherburne Way	Rev. 4263: GH	30/38	Botticelli + Pohl
36.	5 Sherburne Way, LLC 10-4914	5 Sherburne Way	New pool and spa	30/38	Botticelli + Pohl
37.	Colby Crenshaw 10-4924	24 Almanac Pond Road	Pool, spa, hardscape	25/37	Jardins Intl.
38.	265 Madaket, LLC 10-4919	265 Madaket Road	Move/demo cottage	59.4/319	Brook Meerbergen
39.	265 Madaket, LLC 10-4920	265 Madaket Road	Move/demo studio	59.4/319	Brook Meerbergen
40.	265 Madaket, LLC 10-4921	265 Madaket Road	Move/demo workshop	59.4/319	Brook Meerbergen
41.	265 Madaket, LLC 10-4922	265 Madaket Road	Move/demo greenhouse	59.4/319	Brook Meerbergen
42.	265 Madaket, LLC 10-4923	265 Madaket Road	Move/demo shed	59.4/319	Brook Meerbergen
43.	265 Madaket, LLC 10-4918	265 Madaket Road	Deck/fenestration/color	59.4/319	Brook Meerbergen
44.	Ed Mahoney 10-4926	1 Lilac Court	New dwelling	68/359	KOH
45.	Ed Mahoney 10-4925	4 Lilac Court	New dwelling	68/365	KOH
46.	Richmond Great Pt. 10-4942	2 Honey Suckle Drive	New dwelling	68/668	KOH
47.	Richmond Great Pt. 10-4943	1 Aster Court	New dwelling	68/668	KOH
48.	Barry Ang 10-4929	11 Jonathan Way	Rev. COA – add cupola	75/42	McMullen + Assoc.
49.	Mark Crosbby 10-4930	73 Goldfinch Drive	Revisions	65/570	BPC
50.	George Wing 10-5042	6 Swain Street	Add gabled dmr over porch	42.4.1/82.2	Self
51.	Westmoor Club	105 West Chester Street	Replce sports court/chg mat	41/805	Adam Davis
52.	Jeffery Greenberg 10-4940	30A Orange Street	Garage reno/addition	42.3.2/200	Emeritus
53.	Horchow Family NT 10-4934	27 East Tristram Avenue	Rev. 4699: porch	31/2	Emeritus

VII. OLD BUSINESS 11/02/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Paul Benk 09-4592	8 N Gully	Add dormer	73.1.3/48	Emeritus
2.	Seawing, LLC 07-4176	13 Low Beach Road	Garage move off	74/45	Smith/Hutton
3.	Seawing, LLC 07-4178	13 Low Beach Road	Main house addition	74/45	Smith/Hutton
4.	Seawing, LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith/Hutton
5.	Hannah Craven 09-4787	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential
6.	Ezia Athletic Club 09-4645	117 Orange Street	Fenest and color change	55/377	EMDA
7.	Terri Keogh 09-4767	7 Bunker Hill	Revise dwelling	73.4.2/39	Topham Design
8.	Norris Building Co 09-4569	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping
9.	Tim Reinemo 09-4618	65 Lovers Lane	New dwelling	80/214.1	Self

VIII. OTHER BUSINESS	
Approved Minutes	October 19 & 21; 2021
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 5-0//Oliver, McLaughlin, Thornewill, Coombs, and Pohl-aye
Review Minutes	October 26 & 28; 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, November 4, 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 • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:58 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Coombs, Oliver, Thornewill, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board
 Sconset Advisory Board
 Madaket Advisory Board
 Sign Advisory Council