



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 16, 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, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, Oliver, Welch, Dutra, Thornewill
 Absent Members: Camp, McLaughlin
 Late Arrivals: None
 Early Departures: Welch & Dutra, 8:20 pm.

Adoption of Agenda.

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

Roll-call vote Carried //Oliver, Dutra, Thornewill, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Elizabeth & Steven Bush 10-4986	8 Grand Avenue	MH Roof replacement	73.3.1/118	Zoran Milovski
2.	Elizabeth & Steven Bush 10-4985	8 Grand Avenue	Shed roof replacement	73.3.1/118	Zoran Milovski
3.	Eric Krauetler 10-5013	35 New Street Sias	Rev. 10-4806	73.4.2/42	Botticelli + Pohl
4.	John Holt 11-5035	14 Clifton Street	New shed	73.4.1/39.1	Emeritus
5.	Pfox Nantucket, LLC 10-5015	20 Orange Street	Rev. 05-3792	42.3.2/70	Botticelli + Pohl
6.	41B Cliff Rd, LLC 11-5108	41B Cliff Road	Front step stoop revs	29/40	Linda Williams
7.	Warwick Residence 10-4891	24 Stone Post Way	Fenestration revisions	73.3.2/68	NICHE
8.	Timothy Clepper 10-4989	1 Waterview Drive	New deck & fenestration	79/117	Charles Lenhart
9.	Nancy Kubilus 10-4978	12 Sandpiper Way	Rev 06-1113: exterior stairs	76/86	LINK
10.	Amy Ambrecht 10-5050	13 Gingy Lane	Resite pool rev 06-4044	41/850	Robert Newman

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

Alternates None

Recused Pohl

Documentation None

Representing None

Public None

Concerns No concerns.

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

Roll-call Vote Carried 5-0//Thornewill, Dutra, Welch, Oliver, and Coombs-aye

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

III. 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.	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	Landscape design plans, site plan, historical documents, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (5:08)	<p>Paul – Presented project; patio material is bluestone; the buffer is to separate it from the abutting parking area; the current parking space on Coffin Street, a private road.</p> <p>Backus – Circa 1923-1949, anything in the old historic district (OHD) when requesting a curb cut, needs HDC approval before going to Public Works. The driveway should follow zoning bylaw. Asked how the driveway relates to 8 Union Street; should take its proximity into consideration. Backing from parking into the road is okay in this section of Union Street</p> <p>Read HSAB comments 10/25: no concerns with proposed patio; an isolated double-parking space that doesn't relate to a residence is out of place in this location; the applicant already has parking off Coffin Street making this unnecessary.</p> <p>Coombs – 8 and 8R have parking immediately next door; thinks this location is inappropriate. The parking should be between the house and garage off Coffin Street. Suggested grass pavers instead of all brick.</p> <p>Oliver – She thinks this location is good because of the huge brick parking next door and it maintains the view of this historic house from Union Street; though it would be nice to keep the parking in the back. The patio stone should look organic.</p> <p>Thornewill – Agrees with Ms. Oliver about the location; however, thinks front-to-back parking going with the slope of the hill would be better. Agrees the patio stone should be more organic.</p> <p>Welch – Agrees the layout of patio stone should be organic; it'll be most visible. Agrees with Ms. Thornewill about minimizing the presence of the parking area.</p> <p>Pohl – Agrees parking close to the house would compromise the view of the house. He'd like to have photos and an investigation by the applicant into concerns raised: bluestone and minimize impact of parking.</p>				
Motion	Motion to Hold for revisions and more information. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Oliver, and Pohl-aye			Certificate #	

2.	Mueller Nant. Assoc. 10-4858	11 North Mill Street	Rev. COA: fenst changes	55.4.4/77	CWA
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation.				
Representing	Chip Webster, Chip Webster Associates				
Public	Mark Godfrey, contractor				
Concerns (5:30)	<p>Webster – Presented project; connector and adjoining mass is circa 1967; rear French doors aren't visible.</p> <p>Backus – Circa 1934 made up of older houses. The door and window are not in the historic section; should be true-divided light (TDL) window and door. Rear changes not visible; recommend keeping the same windowpane configuration.</p> <p>Oliver – Appreciates the proposed changes. The rear is visible from the Pony Farm and Angola but no concerns.</p> <p>Coombs – Okay with the proposal as long as the pane sizes match existing.</p> <p>Welch – Agrees with Ms. Coombs. The house historically was known as 34 Prospect Street and laments that loss with the address change</p> <p>Dutra – He has no concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Welch, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4858

IV. 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.	Tom Etheridge 10-4905	16 Lyons Lane	Hardscape	76/15	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (5:38)	<p>Congleton – Presented project.</p> <p>No concerns due to no visible.</p>				
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Dutra, Oliver, and Pohl-aye			Certificate #	HDC2021-10-4905

2.	ACK-Livin NT 10-4904	2 Hedgebury Lane	Pool	41/593	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (5:41)	Congleton – Presented project; screened by the approved cabana. No concerns with the caveat.				
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4904
3.	Tiffany Lawrence 10-4906	5 Todd Circle	Pool	66/296	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (5:46)	Congleton – Presented project; 20X40 pool. Oliver – She’s sick of lines of Arbor Vitae right on the road and create walls along the bike paths; it should all be pulled in. Also, deer eat them, so you end up being able to see under them. She would prefer a fence with screening. Move the pool 5 feet so its out of the setback. Coombs – The pool is too big for the area and right on the street; there’s no guarantee the hedge will survive and screen it. Move the pool closer to the house or reduce it and move the spa to the other side. Dutra – This is too close to the road and too large for the lot; it and the cabana are too big will look shoved in. Likes the idea of the fence with vegetation in front and getting it off the setback. Suggested reducing the size and turning the short edge along Somerset Road. He would prefer a natural vegetation or a fence and hedge rather than Arbor Vitae. Welch – Likes the idea of turning it; an alternative is to move the spa to the other side. Concerned about the Arbor Vitae; he would suggest pulling out of the setback, berming up a bit, and using native plants. Pohl - There are legitimate concerns about proximity to Somerset. Not sure an unbroken expanse of privet would work.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Dutra, Welch, Coombs, and Pohl-aye			Certificate #	
4.	Wesley Delcol 10-4931	10R Golfview Drive	Rev. COA: reorient pool	66/191	Atlantic Landscaping
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping Inc.				
Public	None				
Concerns (5:58)	Congleton – Presented project; pool increases by 1’. Dutra – Has no concerns; it’s approvable because it was already approved. Consensus agrees.				
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Dutra, Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4931
5.	Nantucket Land Bank	19 Wauwinet Road	Move off barn	20/35	Val Oliver Design
6.	NISDA	23, 25 Wauwinet Road	Move on barn	20/36&80	Val Oliver Design
Voting	Pohl, Coombs, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	Val Oliver, Val Oliver Design				
Public	None				
Concerns	Oliver – This needs to be held; we’re waiting on permission for the move from Nantucket Preservation Trust (NPT). Not opened at this time.				
Motion	Motion to Hold Items 5 & 6 for Thursday, November 18th. (Coombs)				
Roll-call Vote	Carried 5-0//Dutra, Thornewill, Welch, Coombs, and Pohl-aye			Certificate #	

7. Robert King	10-4910	16 Wood Hollow	Fence	72/10	Self
Voting	Coombs (acting chair), Oliver, Welch, Thornewill				
Alternates	(Dutra stepped out)				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Robert King				
Public	None				
Concerns (6:04)	McCarthy – This was supposed to be on consent. No concerns.				
Motion	Motion to Approve. (Welch)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Welch, and Coombs-aye			Certificate #	HDC2021-10-4910
8. 5 Sherburne Way, LLC	10-4912	5 Sherburne Way	Rev. 4356: MH	30/38	Botticelli + Pohl
Voting	Coombs (acting chair), Oliver, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:06)	Botticelli – Presented project; there is a lack of visibility. Oliver – It seems okay. Welch – The west elevation French doors with panels were more appropriate but there is no visibility. East elevation 2 nd -floor deck, would like a set of crossbucks worked in. Dutra – Concerned about possible visibility of the south elevation balcony. Thornewill – Likes the changes. Coombs – Agrees about cross bucks in the east elevation balcony to match the rest of the decks.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Dutra, Thornewill, Oliver, and Coombs-aye			Certificate #	HDC2021-10-4912
9. 5 Sherburne Way, LLC	10-4913	5 Sherburne Way	Rev. 4263: GH	30/38	Botticelli + Pohl
Voting	Coombs (acting chair), Oliver, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:14)	Botticelli – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Dutra)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Welch, Dutra, and Coombs-aye			Certificate #	HDC2021-10-4913
10. 5 Sherburne Way, LLC	10-4914	5 Sherburne Way	New pool and spa	30/38	Botticelli + Pohl
Voting	Coombs (acting chair), Oliver, Welch, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl Ray Pohl, Botticelli & Pohl				
Public	None				
Concerns (6:17)	Botticelli – Presented project; 18X42 pool. Pohl – There is scrub grown existing along the west property line. Thornewill – No concerns due to lack of visibility. Dutra – It would be nice to have vegetation between the pool and the structure. The pool and hardscape are in scale with the property. Welch – No concerns. Oliver – Asked about the vegetation on the west elevation; it looks like there’s no screening. Coombs – No concerns.				
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Dutra, Thornewill, Oliver, and Coombs-aye			Certificate #	HDC2021-10-4914

11. Richmond Great Pt. 10-4942	2 Honey Suckle Drive	New dwelling	68/886	KOH
Voting	Pohl, Coombs, Welch, Dutra, Thornewill			
Alternates	(Oliver on break)			
Recused	None			
Documentation	Architectural elevation plans and site plan.			
Representing	Dinah Klamert, KOH Architecture			
Public	None			
Concerns (6:21)	<p>Klamert – Presented project.</p> <p>Thornewill – Black sash and white trim with 6-over-6 windows is not appropriate. East elevation, the four 2nd-floor windows make this look wide and squat; bring them in 1’ to look like 2 ungang pairs.</p> <p>Coombs – Agrees with Ms. Thornewill’s suggestion for the east elevation; the 4-bays don’t match the design. West elevation, bring the 2 bumpout windows in 6” so they are off the corner boards. Also agrees the black sash with white trim isn’t appropriate.</p> <p>Dutra – Agrees with Ms. Thornewill and Ms. Coombs.</p> <p>Welch – He has no material concerns.</p> <p>Pohl – He agrees no black sash. Agrees with Ms. Thornewill about the east elevation and with Ms. Coombs about the west.</p>			
Motion	Motion to Approve through staff with east elevation 2nd-floor outer windows pulled in 12” and the west elevation den windows pulled 6” off the corner boards and with white sash. (Thornewill)			
Roll-call Vote	Carried 5-0//Coombs, Dutra, Welch, Thornewill, and Pohl-aye	Certificate #	HDC2021-10-4942	
12. Richmond Great Pt. 10-4943	1 Aster Court	New dwelling	68/372	KOH
Voting	Pohl, Coombs, Welch, Dutra, Thornewill			
Alternates	(Oliver on break)			
Recused	None			
Documentation	Architectural elevation plans and site plan.			
Representing	Dinah Klamert, KOH Architecture			
Public	None			
Concerns (6:31)	<p>Klamert – Presented project.</p> <p>Coombs – East elevation, the 1st-floor right window looks silly set so far away; it needs to align under the 2nd-floor window. West elevation, the ganged windows in the bumpout should be separated.</p> <p>Welch – His only concern is the French doors on the south and east should go to 15-light. The front door has too much adornment.</p> <p>Dutra – Agrees with Mr. Welch. And Ms. Coombs.</p> <p>Thornewill – Nothing to add.</p>			
Motion	Motion to Approve through staff with the entry door casing decreased to 1X6; separate the windows in the kitchen; move the east elevation 1st-floor window to align under the 2nd-floor window; and French doors to be 15-light. (Coombs)			
Roll-call Vote	Carried 5-0//Dutra, Thornewill, Welch, Coombs, and Pohl-aye	Certificate #	HDC2021-10-4843	
13. Barry Ang 10-4929	11 Jonathan Way	Rev. COA: add cupola	75/42	McMullen + Assoc.
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	(Thornewill break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Nathan McMullen, McMullen & Associates.			
Public	None			
Concerns (6:39)	<p>McMullen – Presented project; the cupola would help provide light and ventilation.</p> <p>Coombs – The cupola is too big on this little building. West elevation, this is top heavy with the cupola and fenestration on the 2nd floor and nothing on the 1st floor; either eliminate the cupola or reduce the 2nd-floor fenestration.</p> <p>Oliver – The proportions feel off; it should be smaller with different windows.</p> <p>Dutra – Agrees with Ms. Oliver about the proportions. Agrees the house looks top heavy from the west.</p> <p>Welch – He thinks it’s okay given the location though the house is more appropriate without it. The house is already tall with this to top it off.</p> <p>Pohl – Agrees the cupola should be smaller.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Dutra, Welch, Coombs, and Pohl-aye	Certificate #		

14. Mark Crosby **10-4930** 73 Goldfinch Drive Rev. door & windows 65/570 BPC
 Voting Pohl, Coombs, Oliver, Dutra, Thornewill
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans and site plan.
 Representing Joe Paul, BPC
 Public None
 Concerns (6:49) **Paul** – Presented project.
Oliver – Questions if the Naushop Association would approve the front door change. She has no concerns.
Coombs – The proposed front door needs another piece of trim.
Dutra – No concerns.
Thornewill – Would prefer a 6-light door; a 9-light is inappropriate for a front door.
Pohl – The door framing and clapboard are existing.
 Motion **Motion to Approve through staff with the front door to be a 6-light craftsman-style door. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, Dutra, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2021-10-4930**

15. Westmoor Club 105 West Chester Street Replce sports court/chg mat 41/805 Adam Davis
 Voting Pohl, Coombs, Oliver, Welch, Thornewill
 Alternates Dutra
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns Not opened at this time.
 Motion **Motion to Hold. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, Thornewill, Welch, Oliver, and Pohl-aye Certificate #

16. Jeffery Greenberg **10-4940** 30A Orange Street Garage reno/addition 42.3.2/200 Emeritus
 Voting Pohl, Coombs, Oliver, Welch, Thornewill
 Alternates Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (6:57) **MacEachern** – Presented project; could not find dates on the garage and it doesn't show on Sanborn maps before 1949.
Backus – Don't have a date; National Historic Landmarks (NHL) data indicates the house is circa 1830s. Would like to see interior photos and how the garage was constructed. Should relate to the historic dwelling such as reflect the gable dormers; recommend keeping the cupola to the existing profile as much as possible.
Oliver – The face of the dormers should be shrunken to minimum size or separate them like on the house; if the dormers were smaller, the cupola would be less incongruent and not sit on the dormers.
Coombs – Suggested the south elevation dormer become 3 gable dormers like on the historic house; the shed dormer looks more modern.
Thornewill – Agrees about changing the front dormer to gables; the shed on the rear is okay but should set back 1' off the wall.
Welch – The pitch of the garage roof relative to the house is too dramatic; could reduce it some and still have head room. South elevation dormer window headers should be buried into the roof. Agrees about the gable dormer treatment on the north elevation.
Pohl – The casings around the doors look to be 1X4 and the casings around the windows are 1X6 (existing condition). It would be great if the garage roof pitch matches the historic house roof.
 Motion **Motion to Hold for revisions. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, Thornewill, Welch, Oliver, and Pohl-aye Certificate #

17. Horchow Family NT **10-4934** 27 East Tristram Avenue Rev. 4699: porch 31/2 Emeritus
 Voting Pohl, Coombs, Oliver, Dutra, Thornewill
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (7:14) **MacEachern** – Presented project.
 No concerns.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, Dutra, Thornewill, Oliver, and Pohl-aye Certificate # **HDC2021-10-4934**

18. George Wing	10-5042	6 Swain Street	Add gable drmr over porch	42.4.1/82.2	Self
Voting	Pohl, Coombs, Welch, Dutra, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	George Wing, owner				
Public	None				
Concerns (7:18)	<p>Wing – Presented project; presented photos of similar treatments.</p> <p>Backus – NHL data states circa 1984; the proposed plans are hard to discern; the application indicates the dormer window would be simulated-divided lights (SDL); it should be TDL in the OHD.</p> <p>Welch – The west elevation makes it look like a hipped roof. North elevation, there is no shingle space between the header and the eave when from the side there is a lot of shingle space. We need proper drawings resolving the window header heights. He thinks this is approvable though a hipped roof would be more appropriate.</p> <p>Thornewill – Doesn't agree a hipped roof would be appropriate. She's bugged by the post on the 1st floor not aligning with the left wall of the dormer; the post needs to carry the dormer.</p> <p>Dutra – Clarified drawings would be helpful; otherwise, it all seems approvable. Prefers the gabled roof and agrees about moving the porch post over to anchor the dormer wall.</p> <p>Coombs – Mr. Pohl's suggestion for the double post is a good one. Agrees we need actual drawings.</p> <p>Pohl – Asked for copies of the photos for the file. We need to straighten out where the windows in the dormer would go. Suggested keeping the existing post and adding another post under the dormer's left wall.</p>				
Motion	Motion to Hold for more comprehensive information. (Coombs)				
Roll-call Vote	Carried 5-0//Dutra, Thornewill, Welch, Coombs, and Pohl-aye			Certificate #	
19. Carol Surface	10-4824	47 Warren's Landing Road	Rev. COA – MH cupola	38/54	BPC
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (7:37)	<p>Paul – Presented project; the cupola breaks up the long ridge.</p> <p>Oliver – In the 2D drawings, it looks too tall, and the panes are inconsistent with the rest of the house.</p> <p>Coombs – It's too tall; reduce it so it doesn't pop out of the roof so much.</p> <p>Dutra – It does seem tall but not that obvious; you could remove 1 row of glass to bring it down.</p> <p>Welch – Agrees with Ms. Oliver.</p> <p>Pohl – Less vertical panes, more window casings and give it corner boards</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Dutra, Welch, Coombs, and Pohl-aye			Certificate #	
20. Alexa Watts	10-4987	33 Vesper Lane	Addition	55/126	Topham Design
Voting	Pohl, Coombs, Oliver, Dutra, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brett Watts, co-owner				
Public	None				
Concerns (7:50)	<p>Watts – Presented project.</p> <p>Backus – NHL states this is a 1960 original ranch.</p> <p>Thornewill – This is an improvement; would prefer an 11/12 pitch so the dormers don't hit the ridge. South elevation, the 2nd-floor gable window needs to be a larger proper window.</p> <p>Oliver – Agrees.</p> <p>Coombs – Also agrees. The dormer roofs need to be steeper.</p> <p>Dutra – This is set well back from the road, so the sides are not very visible. South elevation is an improvement.</p>				
Motion	Motion to Approve through staff with the main roof pitch to be 11/12 and the south elevation 4-light gable window to be larger. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Dutra, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4987

21. Padir Halil 10-4901	69½ Cliff Road	Turn, rfwlk, fenst, + railing	30/204	Topham Design
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brenda Johnson			
Public	None			
Concerns (7:59)	Johnson – Presented project. Thornewill – No concerns. We just approved a roof walk on a very similar house; this is set well back from the road. Oliver – She has no concerns. Coombs – Questions if a roof walk is architecturally appropriate for this house; suggested eliminating the skirt. Welch – As long as the skirt is natural to weather, he has no concerns.			
Motion	Motion to Approve as submitted noting the skirt is natural to weather. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2021-10-4901

V. 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.	61 Fairgrounds, LLC	61 Fairgrounds Road	Main house	67/176	Linda Williams
Voting	Pohl, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Linda Williams				
Public	None				
Concerns (8:06)	Williams – Can't find the plans so have to hold this for Thursday. Not opened at this time.				
Motion	Motion to Hold at applicant's request for Thursday, November 18th. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Pohl-aye		Certificate #		
2.	Paul Benk 09-4592	8 North Gully Lane	Add dormer	73.1.3/48	Emeritus
Voting	Pohl, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (8:07)	MacEachern – Reviewed changes made per previous concerns. Backus – This is circa 1970, contributing, within Codfish Park; the existing shed is better; appreciate only 2 windows; visibility of the east elevation fixed 4-light window will be lost. Coombs – The proposed dormer is too large and not in keeping making the 2 nd -floor too heavy. Welch – Agrees the proposed overwhelms the structure. The existing dormer is endearing; adding this is too much. He had suggested reworking the interior to allow consolidation of the dormer; the width needs to be reduced. Thornewill – She agrees with Mr. Welch. Pohl – Agrees there is too much face to the dormer when pulled out this far.				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//Welch, Thornewill, Coombs, and Pohl-aye		Certificate #		
3.	Seawing, LLC 07-4176	13 Low Beach Road	Garage move off	74/45	Smith/Hutton
4.	Seawing, LLC 07-4178	13 Low Beach Road	Main house addition	74/45	Smith/Hutton
5.	Seawing, LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith/Hutton
Voting	Pohl, Coombs, Oliver Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Joseph Deimler, Smith-Hutton				
Public	None				
Concerns (8:18)	Oliver – Chris Oberg told her he is no longer taking this garage. Deimler – He didn't know that. Pohl – The whole project of hinged on saving the garage and moving it; this development changes the whole project. Suggested holding this for Thursday.				
Motion	Motion to Hold for Thursday. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-07-4177	

6. Hannah Craven 09-4787					
	17 Pine Street	Hardscaping	42.3.3/26	Normand Residential	
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ben Normand, Residential Design				
Public	None				
Concerns (8:21)	<p>Normand – Reviewed the changes made per previous concerns.</p> <p>Backus – This is a typical Nantucket circa 1834 in the Fish Lots. HSAB said the patio should be in the back, not on the street and the drive should be brick; her concern is the amount of brick but appreciates reduction in the patio. As much of the original brick as possible should be reused. Would like a planting plan to understand the screening.</p> <p>Coombs – Thanked them for working around the American Elm. Agrees they should save as much brick as possible. The patio should be rounded so it looks more natural.</p> <p>Oliver – Appreciates moving and reducing the parking and reuse of the brick. Doesn't think the patio will be seen.</p> <p>Thornewill – That patio shouldn't be brick; suggested Goshen stone with green growing between.</p>				
Motion	Motion to Approve through staff with the patio to be irregular stone and the patio edges to be rounded. (Oliver)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2021-09-4787	
7. Ezia Athletic Club 09-4645					
	117 Orange Street	Fenest, fndtn, door change	55/377	EMDA	
Voting	Pohl, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ethan McMorro, E. McMorro Design Associates				
Public	None				
Concerns (8:31)	<p>McMorro – Reviewed changes made per previous concerns; we're asking all French doors to be 15-lights.</p> <p>Backus – There was discussion about a window survey and there's no copy of the original submission so it's confusing what has been changed. No issues with a grey foundation. Feels the chronology of changes should be clear on the drawings.</p> <p>Thornewill – She's most concerned about the road-side French doors but with the plantings, she's okay with it.</p> <p>Coombs – She's pleased the east elevation hasn't changed. Asked if the parking area is considered a public way.</p> <p>Pohl – The back side of this is open to public view. We do need drawings showing 15-light doors.</p>				
Motion	Motion to Approve through staff with information as requested by Staff. (Coombs)				
Roll-call Vote	Carried 3-0//Thornewill, Coombs, and Pohl-aye		Certificate #	HDC2021-09-4645	
8. Terri Keogh 09-4767					
	7 Bunker Hill	Revise dwelling	73.4.2/39	Topham Design	
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Joe Topham, Topham Design				
Public	None				
Concerns (8:40)	<p>Topham – Reviewed changes made per previous concerns.</p> <p>Backus – The broke-back roof is appreciated; the balcony might be visible from Bunker Hill and a perspective view might be helpful.</p> <p>Oliver – Thinks the 2nd-floor balcony will be visible but it's appropriate; suggested shingling the sides.</p> <p>Thornewill – She agrees with Ms. Oliver about the deck.</p> <p>Coombs – She too agrees.</p>				
Motion	Motion to Approve through staff with the deck sides shingled. (Coombs)				
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Coombs, and Pohl-aye		Certificate #	HDC2021-09-4767	
9. Norris Building Co 09-4569					
	16 Lowell Place	Hardscaping	41/164	Atlantic Landscaping	
Voting	Pohl, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:44)	Not opened at this time.				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Thornewill, Coombs, and Pohl-aye		Certificate #		

10. Tim Reinemo	09-4618	65 Lovers Lane	New dwelling	80/214.1	Self
Voting	Pohl, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Tim Reinemo, owner				
Public	None				
Concerns (8:45)	Reinemo – Asked to hold for Thursday for a larger board. Not opened at this time.				
Motion	Motion to Hold for Thursday, November 18th at applicant's request. (Coombs)				
Roll-call Vote	Carried 3-0//Thornewill, Coombs, and Pohl-aye			Certificate #	HDC2021-09-4618

VI. NEW BUSINESS 11/09/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Diane Downing	10-4979	29 Bank Street	Balcony	73.1.3/49	Self
Voting	Pohl, Coombs, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, photos, historical documents, and advisory comments.					
Representing	Diane Downing, owner					
Public	None					
Concerns (8:47)	Downing – Presented project; going with straight balusters and the balcony would be mahogany natural to weather. Backus – Read SAB comments 11/15: doesn't follow HDC guidelines regarding balcony and French doors facing the street; this is inappropriate; plans need cardinal points. Circa 1916 called Sea Ray; the proposed curved bracket is something Mr. McLaughlin wouldn't agree to. Thornewill – If it's natural to weather, it's in keeping; if it were longer, the posts wouldn't hit the middle of the windows. The brackets should be straight without the bottom cross piece. The bulbs on the posts should be eliminated. The door should be a standard 15-light door. Coombs – The brackets should not be metal and no PVC facing. Oliver – Natural to weather is great; likes the suggestion it go past the windows and be simplified; the railing should be a simple capped railing. Also agrees about a 15-light door. Pohl – The windows should be TDL.					
Motion	Motion to Approve through staff with the balcony widened so the casings of the side windows are complete; no ball pineals, no Chippendale, no PVC or metal, no decorative brackets, and the door to be a 15-light TDL. (Coombs)					
Roll-call Vote	Carried 4-0//Thornewill, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2021-10-4979	

Rest held for Thursday, November 18th.

2.	Marie Goldman	11 North Star	Hardscape	30/207	KM Designs
3.	MHY Enterprises, LLC	9 Union Street	Covered Storage & Fence	42.3.1/101	JN Designs
4.	Family Ties Ack	11 Alliance Lane	Move/Demo	39/24.1	Studio Ppark
5.	Tom Wynn	10 Moors End	Rev. 06-3966: new dormers	43/214	Studio Ppark
6.	Tom Wynn	10 Moors End	Roof change	43/214	Studio Ppark
7.	Dieter Beauchle	7 Enterprise Circle	Solar rooftop array	66/230	ACK Smart
8.	Justin Brooks	15a Correia Lane	Solar ground array	80/56	ACK Smart
9.	Justin Brooks	15a Correia Lane	Solar rooftop array	80/56	ACK Smart
10.	Nan Historical Assoc.	15 Broad Street	Historic Addition	42.4.2/61	Linda Williams
11.	Land Bank/NRSA	7 Nobadeer Farm Road	Game courts, Hardscape	69/1	Thornewill Design
12.	Brett Fodiman	27 Cato Lane	New dwelling main house	55/118	CWA
13.	Brett Fodiman	27 Cato Lane	New dwelling guest house	55/118	CWA
14.	Brett Fodiman	27 Cato Lane	New dwelling garage	55/118	CWA
15.	Theodorakos Vaios Trust	79 Pocomo Road	New dwelling main house	15/5	CWA
16.	Misa 1981 Ack, LLC	12 Barnabas Lane	Roof replace, omit roofwalk	41/566	C. Perry
17.	Andrew Bennett	49 Millbrook Road	Addition	56/241	Self
18.	Jumabogv Yozhan,	7 Boynton Lane	Addition	67/14.2	A.Dimov/DTA
19.	Brian Larkin	4 Gladlands Road	New dwelling	80/122.1	Lucas Velle
20.	Cary Donick Trust	6 Dukes Road	Rev. 09-4727: garage addtn	41/189	Val Oliver
21.	Lucille Jordan	8 Federal Street	Window replacement	42.3.1/169	Lewis Kelsey
22.	Tom & Dane Boucher	9 Tashama Lane	Hardscape	55/471	The Garden Group
23.	Jeffrey Swett	8 Myles Standish Lane	Addition	87/28	Ethan McMorro
24.	Annette Hurd	10 Brant Point Road	Door & window change	29/148	Ethan McMorro
25.	Jennifer Diamond	3 Lincoln Avenue	Addition to garage	30/140	NAG
26.	Anne Rose	62 Boulevard	New dwelling	79/211	Botticelli + Pohl

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27. Auburn Cottage, LLC	46 Easton Street	Lift & new foundation	42.4.1/22	Botticelli + Pohl
28. Laura Cunningham	13 Equator Drive	Pergola, patio, fence	66/261	The Garden Group
29. Charles & Cynthia Lenhart	25 Dukes Road	Hardscape	41/530.2	Charles Lenhart
30. John & Catherine McDonald	14 Nanahumacke Lane	New pool	65/80	Dani Petkova
31. Blithan Nantucket Trust	54 Squam Road	2 nd floor Alteration	13/32	Seth Gothlieb
32. Theresa Woolverton	199 Cliff Road	Deck expansion	40/19	Brook Meerbergen
33. Ecklund	26 West Chester Road	Stairs/railings	42.4.3/56	Ahern
34. Aoked, LLC	18B Bartlett Road	Demo Shed	67/113.1	self
35. Faro Strada LLC	20 Sankaty Head Road	Rev. 09-4561	48/31	Botticelli + Pohl
36. Drake & Steele	3 Primrose	Rev. 48145: fenestration	40/47.1	Gryphon Architects
37. Patrick DePalma	3 Westerwick Road	New dwelling MH	73/37	Concept Design
38. Patrick DePalma	3 Westerwick Road	New dwell/garage/studio	73/37	Concept Design
39. HighTide Partners	8 Ackermuck Way	Rev. 07-4115: add window	41/618	Joseph Olson
40. Calliope Nom. Trust	20 Gladlands Avenue	Move/demo dwelling	80/222	Normand Residential
41. Calliope Nom. Trust	20 Gladlands Avenue	Move/demo garage	80/222	Normand Residential
42. Calliope Nom. Trust	20 Gladlands Avenue	New dwelling MH	80/222	Normand Residential
43. Calliope Nom. Trust	20 Gladlands Avenue	New dwelling cottage	80/222	Normand Residential
44. Calliope Nom. Trust	20 Gladlands Avenue	New shed	80/222	Normand Residential
45. Calliope Nom. Trust	20 Gladlands Avenue	New cabana	80/222	Normand Residential
46. Calliope Nom. Trust	20 Gladlands Avenue	Pool & hardscape	80/222	Normand Residential
47. Nantucket Sandcastle	20 Hinckley Lane	Deck	30/235.6	Plamen Dovchev
48. Suzanne Norris	3 Fair Street	Deck/hardscape	42.3.1/152.2	David Troast
49. NIR Retail, LLC	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
50. Robert Lang	7 Masaquet Avenue	Pool & hardscape	80/144	Atlantic Landscaping
51. Cameron Marks	5 Cobble Court	New dwelling	55/261	Cameron Marks
52. Jason Olbres	200 Hummock Pond Road	New shed	65/18.2	Cameron Marks
53. Nice to Be Back, LLC	43 Kendrick Street	New pool	76.4.3/31	CWA
54. 11 India St, LLC	11 India Street	Porch & fenestration	42.3.1/122.1	Emeritus
55. Stephen Hunter	19 Golfview Drive	New dwelling	66/173	Goldsmith
56. Stephen Hunter	19 Golfview Drive	New dwelling	66/173	Goldsmith
57. Dukester. LLC	10 Westmoor Lane	Rev 07-4189	41/806	Goldsmith
58. Jared Mitchell	50 Hummock Pond Road	New dwelling	56/286	JB Studio
59. Merlos Landscaping, LLC	4 Forrest Avenue	New shed	68/11	JB Studio
60. Habitat Nantucket	9a Benjamin Drive	New dwelling duplex	67/515.1	Norman Reith
61. Skyline Dr Develop, LLC	54 Skyline Drive	New dwelling	79/46	LINK
62. 41B Cliff RD, LLC	41B Cliff Road	Revise cabana	29/40	Linda Williams
63. Richmond Devel	11 Beachgrass Road	New dwelling duplex	68/855	Linda Williams
64. Derrick Maxwell	6 Dooley Court	New dwelling	68/153.2	Linda Williams
65. Ted Silvia	14 Harborview Drive	Historic determination	42.4.1/26	Linda Williams
66. 3 Beaver St, LLC	3 Beaver Street	Historic determination	55.1.4/11	Linda Williams
67. Auburn Cottage, LLC	46 Easton Street	Historic determination	42.4.1/22	Linda Williams
68. 6 N.Beach St, LLC	6 North Beach Street	Roof + fenestration	42.4.1/65	Linda Williams
69. 6 N.Beach St, LLC	8 North Beach Street	Roof + fenestration	42.4.1/65.1	Linda Williams
70. 6 N.Beach St, LLC	4 Dolphin Court	Roof + fenestration	42.4.1/62.2	Linda Williams
71. Thomas Keegan	9 Cathcart Road	Main house revisions	54/11	Linda Williams
72. Thomas Keegan	9 Cathcart Road	New pool & hardscape	54/11	Linda Williams

VII. OLD BUSINESS 11/16/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 13 Commercial Wharf	13 Commercial Wharf	Rev. 4749: add to house	42.2.4/10	NAG
2. Tom & Stephanie Watkins	6 Huntington Road	Rev. 4409: garage addtn	71.3.2/322	Chris Grimes
3. Elizabeth Powell	71 Cliff Road	Rev. 4798: new dwelling	80/160	Thornewill Design
4. 4 Lowell PL, N.T.	4 Lowell Place	Rev. 4903: addition	41/168	Topham Design

VIII. OTHER BUSINESS

Approved Minutes	November 4, 2021
Motion	Motion to Approve. (Coombs)
Roll-call vote	Carried 4-0//Thornewill, Oliver, Coombs, and Pohl-aye
Review Minutes	November 9, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, November 18, 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

	<ul style="list-style-type: none">• 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 9:05 pm. (Coombs)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board