



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Linda Williams (Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Kristine Glazer
Associate Commissioners: Abigail Camp, Vallorie Oliver, Matt Kuhnert **Staff:** Mark Voigt

~~ MINUTES ~~

Tuesday, January 26, 2016

Public Safety Facility, 4 Fairgrounds Road, Training Room – 5:00 p.m.

Called to order at 5:02 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker
Attending Members: Williams, Coombs, McLaughlin, Pohl, Glazer, Camp, Oliver, Kuhnert
Absent Members: None
Late Arrivals: Pohl, 5:02 p.m.; Camp, 5:10 p.m.
Early Departures: McLaughlin, 8:43 p.m.; Oliver, 9:48 p.m.; Camp, 10:02 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

1.	Davis, Mac – 65152	61 Hooper Farm Road	Hardscape: remove pool	67-254	Self
2.	47 Monomoy Trust – 65153	47 Monomoy Road	Rev.64507: move door over	54-295	Workshop/APD
3.	Phillip, Steven – 65154	8 Coffin Road	New cabana	91-95	Concept Design
4.	Sankaty Head Golf – 65155	100 Sankaty Road	Add HVAC screening	49-164	Emeritus
5.	Lake, Jonathan – 65156	58 Goldfinch Drive	Shed	68-678	NAG
6.	Kelly, James – 65157	107 Tom Nevers Road	Change roof to black arch.	91-25	Jim Lydon
7.	Levy, Joyce – 65158	84 West Chester Street	Rev.64823: replace windows	41-343	Rowland & Assoc.
8.	Ventre, Terese – 65159	53 Union Street	Remove 1960's oil chimney	55.1.4-88	Pen Austin
9.	Reiland – 65160	222 Eel Point Road	Hardscape: drive, patio & fence	38-36.1	Mirka Ahern
10.	Reiland – 65161	222 Eel Point Road	Rev.63616: patio & fence	38-36.1	Mirka Ahern
Sitting	Williams, Coombs, McLaughlin, Glazer, Pohl				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried 4-0//McLaughlin abstain			Certificate #	65152 to 65161

III. CONSENT WITH CONDITIONS

1.	Ravitz, Amy – 65162 *Due to lack of visibility	4 Wrights Landing	Hardscape: patio,fence&fire pit	91-129	Self
2.	Haub, Christian – 65163 *Shingled wall on west side	57 Eel Point Road of deck, not stone; grill set in	Rev.60644: grill stone on east of wall	32-46	Workshop/APD
3.	Reiland – 65164 *Due to lack of visibility	222 Eel Point Road	Rev.62937: dormer & wnd chgs	38-36.1	Workshop/APD
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Coombs)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	56162 to 56154	

IV. OLD BUSINESS

1.	Sachems Path	95 Surfside Road	Multiple A/C units	67-513	Rowland & Assoc.
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Mickey Rowland, Rowland and Associates				
Public	None				
Concerns (5:03)	<p>Williams – The developer told the board they would use heat pumps that there would be no external units. Now we have an application for 40 exterior air conditioning units (A/C). This will be horrible; no other division has every house with exterior A/C. The disruption and noise is going to be like a jet engine. HDC does have jurisdiction over the interior roads because they are publicly traveled ways.</p> <p>Pohl – Asked if the HDC has jurisdiction over window units. A/C condensers are now larger than they used to be because the acoustical regulations have become stiffer.</p> <p>Coombs – There won't be a place these aren't visible. Noted that some are located where the roof runoff would come down on the units.</p> <p>Glazer – Would rather have them built efficiently; we need to come up with a solution to the visibility They should be located in the least visible spot and screened.</p> <p>McLaughlin – The best thing to do is to institute a regulation for A/C to be used in the future that details the screening, location, and size of the units.</p> <p>Williams – Asked them to look at the smaller, low-profile units that are easier to screen. Need a profile of the screening and photos of the units to be used.</p>				
Motion	Motion to Hold for additional information. (Pohl)				
Vote	Carried unanimously		Certificate #		

Minutes for January 26, 2016, adopted Feb. 9

2. Broderick, Shaun	4 Old Mill Court	New dwelling	55-925	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Mickey Rowland , Rowland and Associates – Reviewed changes made per pervious concerns.			
Concerns (5:14)	<p>Williams – South elevation right, the porch roof and French doors with flanking windows are too formal for an additive mass.</p> <p>Coombs – South and east elevations, prefers the trim on the shed dormers as in the original submission; the center window should be centered between the dormers above rather than centered on the wall. The chimney needs a simpler top.</p> <p>Oliver – Appreciates the changes and doesn't believe the 4-light doors will be read as a wall of glass.</p> <p>Glazer – The "5" windows are too large, which are very noticeable on the west elevation bumpout. North elevation, this reads as one long wall with a small jog; the jog should be more substantial.</p> <p>Pohl – It's a good looking house. Agrees about the "5" windows. The height was decreased but the width wasn't adjusted; it should be narrower. North elevation, the windows in the dormers have different spacing. South elevation, it is rare for a rear ell to have a shed roof appended on at the middle; it looks like its floating; the ganged windows should be spread to fill the wall plane.</p> <p>Williams – The dormer trim is different on each dormer and they shouldn't have returns; also there is too much cheek walls on the dormers. The chimney isn't corbelled correctly. West elevation, that tiny glassed in section of a porch isn't appropriate on the front of the house. Agrees about the "5" windows; the "4" is a good size for this structure. North elevation, the gable is not an additive mass; it would have been inset.</p>			
Motion	Motion to Hold for revisions. (Pohl)			
Vote	Carried unanimously		Certificate #	

3. Old North Wharf Co-op	16 Old North Wharf	Raise building 15"	42.3.1-253	Rowland & Assoc.
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	McLaughlin			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Mickey Rowland , Rowland and Associates – Reviewed the streetscape of how it will look in relation to the other buildings. If it's raised any higher, it would require a stoop on the back to step down to the deck. Explained why the buildings to the right are not being raised. Over the past two winters, this structure has ended up with 6" of water inside; explained the logic behind the choice of 15". It will be on piers.			
Concerns (5:33)	<p>Williams – Thinks it should go up to the same level as "Lydia"; the decks should all be at the same level on the water side. HDC can't ask the Old North Wharf Co-op to come in.</p> <p>Kuhnert – He would be more comfortable if he knew where the cooperative was headed in the future. He would like representation from the Old North Wharf Co-op.</p> <p>Coombs – Asked if the 15" could be done on the interior. (extremely difficult)</p> <p>Oliver – No concerns.</p> <p>Glazer – She is okay with the 15 inches; it won't be discernible.</p>			
Motion	Motion to Approve as applied. (Oliver)			
Vote	Carried 4-1//Kuhnert opposed		Certificate #	65165

4.	Watts, Michael	6 Goose Cove Way	Rev.64914: fen & roof chgs	59.4-366	JB Studio
	Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
	Alternates	Camp, Oliver, Kuhnert			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	Juraj Bencat, JB Studio			
	Public	None			
	Concerns (5:46)	<p>Williams – Read MAB comments. She had asked that the ends be left alone. Reviewed the revisions. South elevation, the shed dormers have cottage corners but are the approved size. East elevation, the eave heights are as approved. The biggest issue is the roof over the walkdown, which we never approve, and the number of French doors.</p> <p>Coombs – West elevation, there is too much fenestration; the left gable windows should be separated; there are now 10 French doors. South elevation, the shed dormer cheek walls need to come in. East elevation, the eave heights are all the same.</p> <p>Pohl – The roof over the bulkhead stairs improves that elevation, which is otherwise long and flat. There are too many French doors on the west elevation.</p> <p>McLaughlin – No comments.</p> <p>Glazer – The west elevation should remain as previously approved. Agrees that given the south elevation, the roof over the basement stairs improves the look.</p> <p>Williams – Okay with the east & north elevations. South elevation, approving that roof has to be particular to this design. West elevation, the left windows need to be separated and the door should be a standard 9-light; too many French doors.</p>			
	Motion	<p>Motion to Approve through staff with the west elevation left gable to go back to previously approved configuration, the side door to the left is to be a 9-light; the 2nd-floor windows on the left are to be separated a minimum of 8”, and the right as presented; South elevation, the roof over the walkdown is approved particular to this house which has the very long flat section with no mitigation in the breaking up of the mass, per Exhibit A. (Pohl)</p>			
	Vote	Carried unanimously	Certificate #	65166	
5.	Watts, Michael	6 Goose Cove Way	New garage	59.4-366	JB Studio
	Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
	Alternates	Camp, Oliver, Kuhnert			
	Recused	None			
	Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
	Representing	Juraj Bencat, JB Studio			
	Public	None			
	Concerns (5:58)	<p>Williams – Because of public access to the pond, all four sides are visible.</p> <p>Coombs – The garage doors shouldn’t be arched. West elevation, the 1st floor needs another window to support the French doors and windows on the 2nd elevation. South elevation, this side looks bare.</p> <p>McLaughlin – North elevation, the garage doors shouldn’t be arched.</p> <p>Pohl – Agrees about the garage doors and the extra window on the west. Brackets on the pent roof need to be squared off.</p> <p>Glazer – Agrees with what’s been said. The cheek walls on the east elevation dormer need to come in. The west elevation is very busy.</p> <p>Williams – South elevation, the “A” window is too big; should be a “B”. West elevation, it is too busy; the two 9-light doors are a problem; the left door has glass and leads into a bathroom; the 2nd-floor deck should have only one door and one window and the deck made appropriately smaller. Agrees about decreasing the size of the east elevation flush dormer.</p>			
	Motion	<p>Motion to Hold for revisions. (Glazer)</p>			
	Vote	Carried unanimously	Certificate #		

6.	Koyote Realty LLC	4 Hickory Meadow Lane	New dwelling	41-900	Sophie Metz
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	David Kanof – Reviewed changes made per previous concerns.				
Concerns (6:06)	<p>Staff – Read previous concerns from Jan. 5.</p> <p>McLaughlin – No comments.</p> <p>Glazer – Asked if the huge window well was addressed. The pergola has been extended out.</p> <p>Coombs – South elevation, the right taller gable should have a 4-light “C” window in it.</p> <p>Oliver – Asked for a 4-light window to be added into the north elevation gable.</p> <p>Williams – Beef up the trim around the front door.</p>				
Motion	Motion to Approve through staff with the north elevation front door trim beefed up; the south elevation right taller gable to have a “C” window; and per Exhibit A for the dormers. (Pohl)				
Vote	Carried unanimously		Certificate #	65167	
7.	North Liberty LLC	32 Crooked Lane	New dwelling	41-331	Concept Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	TJ Waterson , Concept Design – Presented project. Feels this is a transition area warranting a more formal design.				
Concerns (6:14)	<p>Glazer – Asked about the original house which is circa 1920. This proposal, relative to the original structure, is inappropriate; the scale is inappropriate for the street. West elevation, the 2nd-floor windows should be ungedged. Use of 4-light windows is over done on the north and west elevations. East elevation, this needs a different strategy than two shed dormers with ganged windows. The projecting gables out the back are a problem as well as the porch over the French doors.</p> <p>Coombs – The eave heights are all the same; they need to be varied. West elevation, the gable over the front door doesn’t need a window; agrees about the windows being separated. North elevation, the big gable needs another window. South elevation, the 1-story gable three “C” windows should be separated and delete the “B” window to match the east elevation; the shape of the glass is wrong and it’s crowded. The roof over the east elevation middle with the French doors should be raised a small amount.</p> <p>McLaughlin – Other than the ganged windows, it has harmonious fenestration.</p> <p>Pohl – Agrees with Mr. McLaughlin about the windows. Crooked Lane is very rural at this end; the symmetry and the 50-foot ridge presents as too formal for the area. It should read as more rural and agricultural.</p> <p>Williams – The original structure was approved as a move-demo. Agrees with what’s been said. It is way too long and way to symmetrical; 80 feet long is inappropriate for this end of Crooked Lane. The 2-over-2 windows work only due to the grey trim and cottage corners. The “C” windows are too small; the main mass is not big enough; the eaves are too high on the wings. Some elevations are under fenestrated. Need a cutaways of the back and east. On the back, the 2nd-floor rail is wrong. The main mass is smaller than the wings. This needs a re-design.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		
8.	SIV LLC	19 Hummock Pond Rd Lot 2	New dwelling	56-12 (port)	Concept Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing Public	TJ Waterson , Concept Design – Made all the requested changes.				
Concerns (6:29)	<p>Williams – The south elevation is still too long; the dimensions are off. The dormers are all too wide. This goes from setback to setback; it’s too big for this lot. The ridge of the addition meets the ridge of the main mass; it needs to drop another 6 inches. The pitches are wrong. Can’t have a railing in front of the front door.</p> <p>Pohl – This is a great house but the gambrel needs to be the right proportions. The pitches are okay; they are just going to wide.</p> <p>Coombs – Lacks additive massing.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		

9.	Gaiter, Don	49 West Chester Street	Hardscape: apron & patio	41-229	Hanlon Landscape
Sitting	Williams, Coombs, McLaughlin, Glazer, Kuhnert				
Alternates	Oliver				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns (6:36)	Williams – Reviewed changes made. No concerns.				
Motion	Motion to Approve. (Kuhnert)				
Vote	Carried unanimously		Certificate #	65168	

10.	Wullschleger, Arthur	12 Shell Street	New dwelling	73.1.3-80	Brook Meerbergen
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Brook Meerbergen – He doesn't to make the building taller. Asked to make his presentation. Reviewed changes to the patio and massing; submitted photos of exterior chimneys on lower masses; the owls are gone and diamond lights made smaller; simplified the front. Emphasized that he doesn't want to raise the eaves; this is 20 feet tall and the abutters are 22 feet. Submitted an alternative plan at the table. Arthur Wullschleger				
Public	None				
Concerns (6:39)	Staff – Read previous concerns from Jan. 12. Williams – Read SAB comments. The dormer proportions are still off; the diamond panes are still too large; the chimney needs to be more interior. Took the diamonds out of the shed dormers but left six; diamonds-over-2 windows is not normal. The pop up dormers are not found anywhere in 'Sconset. The building could be taller. She doesn't like this and neither does SAB. The "clipped" gables over the windows are not seen in 'Sconset. Coombs – Doesn't see any dormers like those proposed but she doesn't mind them. Likes the triangular shape of the windows. The photos show diamond windows in shed dormers; they don't detract from the house. The chimney could move further into the house. Appreciates the simplified chimney top. Okay with the brackets on the porch. The little "cap" dormers seem to be setting people off. McLaughlin – The structure is suitable for the area. The diamond windows are an oddity to 'Sconset and are inappropriate; they should be 2-over-2 double hung. Okay with the chimney. Pohl – If this came in as an existing building, we would want it left alone; he believes this blends in well with the area. This building has an <i>ad hoc</i> quality that is shared with the other structures on the street. The "gables" over the windows are part of the quirkiness of the area. Glazer – Likes the diamond windows. Agrees with SAB, the "clipped" gables are inappropriate to 'Sconset. Williams – The "4" windows are too wide; the 2-over-2 windows can't be a squat and wide; the texture isn't working with a 6" drop back; the massing over all works. The chimney needs to come inside half way. The diamond windows should be used as accent windows; they don't work as over diamonds-over-2s; would work as larger diamond windows. Put the diamonds back into the transoms. She doesn't like the "clipped" dormers.				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously		Certificate #		

11.	5050 Properties	13-7 Flint, 28-34 Tomahawk	New storage facility	69-340-347	Geoff Smith
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp, Oliver, Kuhnert				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Geoff Smith Steven Cohen, Cohen & Cohen Law PC				
Public	None				
Concerns (7:09)	Williams – Reviewed changes made. The windows should get 2" narrower.				
Motion	Motion to Approve through staff with the east elevation right gutter line carried all the way down and windows in the dormer to have more vertical panes. (Coombs)				
Vote	Carried unanimously		Certificate #	65169	

Break 7:14 to 7:22 p.m.

12. Sea La View LLC	42 Dukes Road	Addition	56-248	NAG
Sitting	Williams, Coombs, McLaughlin, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Theroux, Nantucket Architecture Group Ltd			
Public	None			
Concerns (7:22)	Williams – The biggest issue is the south elevation where the French door is; the cornerboard was removed. The north elevation is 42 feet long. The east elevation needs a door. This is not the way to add onto this structure. The south elevation is atypical.			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously	Certificate #		
13. Sanguinetti, Christopher	20 Liberty Street	Reno & add to exist. dwelling	42.3.4-143	NAG
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Steve Theroux , Nantucket Architecture Group Ltd – Reviewed changes made per concerns of HSAB.			
Public	None			
Concerns (7:27)	Pohl – He thinks this will not be invisible; the existing side gable will obscure what’s behind it. South elevation, noted a drafting error. Coombs - South elevation, the windows need to be separated at least a foot. Williams – Winter Street and Liberty Lane run along beside it. West elevation, the additive ridge shouldn’t run into the main mass ridge. South elevation, the pitch, as visible from Winter Lane, won’t work.			
Motion	Motion to Approve through staff with the west elevation, 2nd-floor addition ridge lowered, changing to 8 pitch will drop the ridge off the 2nd-story gable; East elevation, the 1st-floor “A” should move right under the 2nd-floor “A” window; South elevation, the pair of windows on the 1st & 2nd floor to be moved 1 foot apart; correct the rear gable drafting error, and the 9/12 on the left of to be 8/12. (Pohl)			
Vote	Carried unanimously	Certificate #	65170	
14. Chen, Daniel	1 Paul Jones Road	New cabana/cottage	30-618	Thornewill Design
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Reviewed changes made to the height and length. The north elevation won’t be visible.			
Public	None			
Concerns (7:36)	Williams – There are three different kinds of transom windows all which are inappropriate; go back to flush dormers. North elevation, there are two different kinds of 6-light windows and the panes don’t match anything else in the building; suggested making the dormers deeper to accommodate double-hung windows. Glazer – She is concerned about the south elevation, which is said to be not visible.			
Motion	Motion to Approve through staff with the south elevation windows to go back to 6-over-1 and the north elevation dormer to get taller with “D” windows, per Exhibit A. (Pohl)			
Vote	Carried unanimously	Certificate #	65171	
15. Chen, Daniel	1 Paul Jones Road	Hardscape: pool & fence	30-618	Thornewill Design
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Carrie Thornewill , Thornewill Design – Presented a photo of the proposed retaining wall; if allowed it and the neighbor’s wall would be extended to create one wall across the back of both properties. Reviewed the pool fencing.			
Public	None			
Concerns (7:44)	Discussion about connecting the retaining walls between this and the abutting property and if it is allowed by code.			
Motion	Motion to Hold for further information. (Camp)			
Vote	Carried unanimously	Certificate #		

16. Crampton Family	5 Sunset Ridge Lane	Hardscape: arbors, fire pit & wall	73.4.2-85	Val Oliver
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp, Kuhnert			
Recused	Oliver			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Val Oliver – The only issue was the arbor; eliminated all but the rear and made it 3.5’ wide with the gate straight across its top. The fence and gate are to be painted.			
Public	None			
Concerns (7:51)	Williams – Fence and gate should be natural to weather.			
Motion	Motion to Approve as natural to weather. (McLaughlin)			
Vote	Carried unanimously	Certificate #	65172	
17. Kimball-Sherburne LLC	9 Kimball Avenue	New dwelling	30-31	Ferguson-Shamamian
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom McManus – Presented a 3D rendering showing structures and accessory structures along Kimball Avenue. Reviewed changes made per previous concerns. Explained the grading and retaining walls. Oscar Shamamian Steven Cohen , Cohen & Cohen Law PC – The original plan was to work from the east to the west; reconsidered that plan to reduce the western end retaining wall to 18 inches.			
Public	Sarah Alger , Sarah F. Alger P.C., for Clark Fork Partners NT at 17 Kimball Ave – Concern is primarily the accessory structures and the grading and amount of retainage at the rear.			
Concerns (7:53)	Coombs – The windows over the front door don’t fit into the façade; some of the windows are huge. This house runs from setback to setback. The windows to the right of the front door need to be smaller. North elevation, there are only three windows but they’re huge; the windows in the saltbox need to be separated; the French doors are too tall at 8 feet; dormer windows on the main mass need to align with the French doors below them; there are too many casements; they should be something else. West elevation, should have a window in the gable above the middle window; again huge windows on the 1 st floor with few on the 2 nd . East elevation, this is the best fenestrated elevation of all; appreciate the reduction in the length of the 1-story addition. Oliver – Agrees with Ms Coombs: oversized scale of doors and windows. Appreciate the lower eave heights. Likes the cottage corners; that adds to the simplicity. There is 2 feet between the 1 st -floor header and 2 nd -floor foot. Camp – Agrees. Would like to see the scale reduced. The windows kind of relate to the massing. Front elevation right, the symmetry of the gables makes it feel more massive. The front door should be more than a 2-panel door. Glazer – The big garage in the front is not appropriate; and the majority of houses don’t have attached garages in front. Agrees with what’s been said. The dormer above the front door is poorly fenestrated. Williams – It would help to have the dimensions of the other houses. Shouldn’t be white due to the size. Agrees about the fenestration problem; if the plate height comes down, the windows and doors will come down; appreciates that the road side isn’t over fenestrated. Sidelights on the front door are too wide. The porch posts could be 12” on the house at this scale. The two gables are too wide for the main mass. The 4-lights don’t work. The 6-lights should be fixed windows. The chimney isn’t corbelled correctly. The salt box on the left side of the front doesn’t work. North elevation, the 10-lights are too big and the 8-over-8s don’t work in this configuration and are way too big; the little dormer windows should be fixed or awnings; the saltbox doesn’t work on this building.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
18. Kimball-Sherburne LLC	9 Kimball Avenue	Pool house	30-31	Ferguson-Shamamian
19. Kimball-Sherburne LLC	9 Kimball Avenue	New garage	30-31	Ferguson-Shamamian
20. Kimball-Sherburne LLC	9 Kimball Avenue	Hardscape: pool, patio & fence	30-31	Doyle Herman Design
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates				
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Tom McManus Oscar Shamamian Steven Cohen, Cohen & Cohen Law PC			
Public	Sarah Alger, Sarah F. Alger P.C., for Clark Fork Partners NT at 17 Kimball Ave			
Concerns	None			
Motion	Motion to Hold to track with the main dwelling. (Glazer)			
Vote	Carried unanimously	Certificate #		

21. Fogarty, Brian	10 Uncatena Street	New dwelling	80-16	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:29)	<p>Williams – The dormer on the left side of the east doesn't have a 3-foot setback but should still align with the window below. The "A" windows are too wide. North elevation; the right "A" is correct with vertical panes but the four ganged "A" aren't correct. Don't normally approve exposed kitchen windows on the front of the house. Too many 4-lights.</p> <p>Pohl – The "A" and "B" windows are very close in the size; the "B" windows are 4" shorter.</p> <p>Coombs – The windows on the 1st-floor front elevation should be a "B".</p> <p>Glazer – East elevation, the "E" 4-light above the porch should be removed.</p> <p>Williams- East elevation, the left dormer needs to be setback 3 feet; reduce the cheek walls. The chimney is not corbelled correctly.</p> <p>Oliver – South elevation, the window to the right of the door should be a "B".</p>			
Motion	Motion to Approve through staff with the east elevation "E" window over the porch deleted and the left dormer cheek walls pulled into the window and dormer moved right to align over the window below; South elevation, the door to be flanked by "B" windows and the right dormer cheek walls reduced 4" each side and moved right to align over the three windows below; chimney corbelled in at the top, per Exhibit A. (Oliver)			
Vote	Carried unanimously	Certificate #	65173	
22. Kelly, George	8 Lily Street	New dwelling	73.3.1-110	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns. It's a possibility that a geothermal system can be integrated.			
Public	Sarah Alger , Sarah F. Alger P.C., for 10 Lily Street – Not sure how appropriate it is to have a garage that is part of the dwelling with garage doors opening on the street. There will be concerns about the location of A/C and trash.			
Concerns (8:43)	Williams – Read previous concerns. The 6-over-9 windows don't work; the pane sizes are different. Suggested making the garage narrower and eliminate the door and pent roof then move the main house people door left. It is not atypical to have a garage with the dwelling portion off the back; it is atypical to have the garage and house side by side. 2-over-2 windows might work.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried unanimously	Certificate #		
23. Kelly, George	8 Lily Street	Demo garage	73.3.1-110	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	Oliver			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern, Emeritus Development			
Public	Sarah Alger , Sarah F. Alger P.C. , for 10 Lily Street – This structure is about 75 years old.			
Concerns	Coombs – Thought this building is circa 1930s.			
Motion	Motion to Hold for further information and to track. (Camp)			
Vote	Carried unanimously	Certificate #		

24. Wise, Peter	16 Cliff Road	New garage apartment	42.4.4-69	Emeritus
Sitting	Williams, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns	Discussion about the dormers.			
Motion	Motion to Approve through staff with the dormers moving 6” away from the eave. (Oliver)			
Vote	Carried unanimously	Certificate #	65174	
25. Brass Lantern	11 North Water Street	2-story addition& partial demo	42.4.2-54.1	Emeritus
Sitting	Williams, Coombs, Pohl, Glazer, Oliver			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns. Asked for a letter ruling that this structure is historically significant and eligible for an exception to the codes; the reason is that a portion of the lot falls into the A Zone for flooding.			
Public	None			
Concerns (8:59)	Pohl – Clarified that the connector piece was pushed back 6 feet and 8 inches were added to the width of the gable. No concerns.			
Motion	Motion to Approve and the Chair is to write a letter of historic determination. (Coombs)			
Vote	Carried unanimously	Certificate #	65175	
26. Miller, Chandra	41 Chuck Hollow Road	New Dwelling	75-110	Emeritus
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns.			
Public	None			
Concerns (9:09)	Williams – Stop putting exposed kitchen windows on the front; this is a 4-bay house and that’s what it should be. The flanking wings with flush dormers has to stop; it’s a 2-story being disguised. The left element is too long and competes with the main mass. The chimney should not be stone. The eave should come down and also the dormers above them. Not in favor of 2-over-2 windows on this design. Would like to see the east elevation transoms eliminated. Oliver – Appreciates the changes. It is still long side to side; would like that reduced possibly with an ell layout. Coombs – Agrees with Ms Oliver about the width. Agrees with Ms Williams about the flush dormers. Agrees with Ms Glazer about the ganged windows and the deck. Glazer – There are too many ganged windows. The 2 nd -floor deck is too long and should be reduced. The right addition east elevation, reduce the transoms to one. Kuhnert – Nothing to add. Agrees with Ms Oliver about the length and a possible ell configuration.			
Motion	Motion to Hold for revision. (Coombs)			
Vote	Carried unanimously	Certificate #		

Minutes for January 26, 2016, adopted Feb. 9

27. Kimball Ave. LLC	11 Kimball Avenue	New dwelling	30-31.1	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Camp, Oliver			
Alternates	Kuhnert			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes made per previous concerns.			
Public	Steven Cohen , Cohen & Cohen Law PC, for Kimball-Sherburne LLC at 9 Kimball Ave. – This is going in the right direction			
Concerns (9:19)	<p>Williams – South elevation, the dormer over the front door should be smaller; it has too much cheek wall and move the side dormers closer in; the sidelight panes have to match the windows. The top of the chimney isn't correct. East elevation, the garage is going into the body of the house. North elevation, the deck stairs should be built into the deck not hanging off it. West elevation, the dormers have one foot of space below the windows. This isn't going to have white trim.</p> <p>Camp – South elevation, the dormer windows should be smaller and the whole dormer reduced. West elevation, the dormer should be a shed dormer as in the previous submission. North elevation, asked that the balcony be brought in on both sides to align with the porch posts.</p> <p>Coombs – East elevation, the garage doesn't look like it's going into the body of the house. West elevation, break up one of the two front windows.</p> <p>Oliver – From the south elevation, the stairs were visible. West elevation, it happens in gambrels that dormer windows have a lot of space below them.</p> <p>Glazer – Agrees with what's been said.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	
28. Sanford, Edward	12 Doc Ryder Drive	New dwelling	66-216	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes made per previous concerns.			
Public	Steven Cohen , Cohen & Cohen Law PC – The 1970s style in this neighborhood is to have large-pane windows.			
Concerns (9:33)	<p>Williams – Can't have a French door facing the street. The "B" windows look too squat and face the street. The 2-over-2s don't work on this style of house. The "A" windows are huge for a small house; they need to be reduced to "E" on the ancillary piece.</p> <p>Glazer – South elevation, the "3" doors look odd in relation to the "A" windows. The "A" windows look fine.</p> <p>Oliver – Agrees the "A" windows are fine.</p> <p>Kuhnert – Agrees the "A" windows are fine.</p>			
Motion	Motion to Approve through staff with east elevation, add an "E" window on the right centered on the first floor; south elevation, the French door and three "A" windows right of the French door main mass move right and posts are appropriately spaced. (Oliver)			
Vote	Carried 4-1//Williams opposed		Certificate #	65176
29. Giese, Robert	5 Meadow Lane	New garage/apartment	41-444	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes made per previous concerns.			
Public	None			
Concerns (9:48)	<p>Williams – This still is too tall; the house is only 18 feet tall. The panes in the windows of the garage doors need to be more vertical. The Juliet balcony is inappropriate.</p> <p>Glazer – This is a fussy building for a simple main house. Agrees about the balcony. The eaves should drop on the secondary gable. Likes the east elevation.</p>			
Motion	Motion to Hold for revisions. (Glazer)			
Vote	Carried unanimously		Certificate #	

2. NIR	5 South Beach Street	Roof change to black arch.	42.4.2-57	Jim Lydon
Sitting	Williams, Coombs, Pohl, Glazer, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing Public	Jim Lydon – Submitted photos of other black architectural roofs in the area.			
Concerns (10:18)	Williams –Presented the project. Glazer – This is a long roof. No concerns.			
Motion	Motion to Approve due to the low, flat roof and small size of the structure. (Pohl)			
Vote	Carried unanimously	Certificate #	65178	

Motion to Hold the following items for Tuesday, February 2 without comment. (Coombs) Carried unanimously

3. Giorgio, Paul	48 Centre Street	Add take-out window	42.3.1-1	Emeritus
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VI. VIEWS

1. Collis, Leighton	5 Galen Avenue	Rev.64850: steps, roof etc	29-122	Brook Meerbergen
2. 47 MonomoyTrust	47 Monomoy Road	Hardscape: spa & walls	54-295	Mirka Ahern
3. Guill, Ben	62 Hulbert Avenue	Hardscape: spa & fire pit	29-57	Waterscapes
4. Featherstone-Witty, J.	8 Micheme Lane	New dwelling	67-162.3	JB Studio
5. Featherstone-Witty, J.	8 Micheme Lane	New second dwelling	67-162.3	JB Studio
6. Featherstone-Witty, J.	8 Micheme Lane	New barn	67-162.3	JB Studio
7. Minella, Sarah	15 Gingly Lane	New dwelling	41-849	Rob Newman
8. Minella, Sarah	15 Gingly Lane	New garage	41-849	Rob Newman
9. Minella, Sarah	15 Gingly Lane	Hardscape: pool, fence & patio	41-849	Rob Newman

VII. HDC BUSINESS

Approve Minutes	January 12, 2016 – Motion to Approve. (Glazer) 4-0//Williams abstain
Review Minutes	January 19, 2016
Other Business	<ul style="list-style-type: none"> • Set time for special meeting to review architectural plans for the 40B at 106 Surfside Road • Discussion about legal representation for HDC at BOS appeals • Borel Policy/Body Guard Policy • 50 Centre Street minimum maintenance issues • 11 North Liberty Street minimum maintenance issues, Health Department issues • 6 Marble Way appeal update: ruled in HDC favor • 13 C Street appeal update: won by default • 250 Polpis Road appeal update: ruled in HDC favor • 341 Madaket Road appeal: scheduled for February 3 • 74 Centre Street wire fence violation letter
Commission Comments	<ul style="list-style-type: none"> • Williams – Adding the building next to Seven Seas and 52 Centre Street to the minimum maintenance list. • Williams – 106 Surfside Road Surfside Commons 40B site visit is schedule for Wednesday, February 3; need to meet Thursday, February 11 to discuss the project and draft comments to be forwarded to the ZBA.

Motion to Adjourn: 10:28 p.m.

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village