



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

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

~~ MINUTES ~~

**Tuesday, January 24, 2017**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:36 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist; Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Coombs, Glazer, Oliver, Kuhnert  
Absent Members: McLaughlin, Camp  
Late Arrivals: Coombs, 4:39 p.m.  
Early Departures: None

Agenda adopted by unanimous consent.

## 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.	Lemberg, Marie – 67284	53 Pochick Avenue	Shed move off	79-127	Self
2.	Carson, Erin – 67285	6 Cachalot Lane	Shed move on	67-857	Self
3.	Rizzo, Matthew – 67286	15 Primrose Lane	Garage revisions	40-65.2	CWA
4.	Rizzo, Matthew – 67287	15 Primrose Lane	Shed	40-65.2	CWA
5.	Bell, Leanne – 67288	34 Chuck Hollow Lane	Rev. 61035: remv chmn, wnds	75-67	Nathan McMullen
6.	Bell, Leanne – 67289	34 Chuck Hollow Lane	Rev. 61036: remove connector	75-67	Nathan McMullen
7.	East Eden LLC – 67290	82.5 Baxter Road	Rev. 66857: keep chmny, fene	49-38	Botticelli & Pohl
8.	Wommack, Aline – 67291	3 Wyers Way	Widen door, winds, color chng	41-380	Eric McLaughlin
9.	Black, Chris – 67292	11 Hawthorne Lane	Rev. 67025: fenestration	56-263	Concept Design
10.	Glowacki, Kim – 67293	18 Greglen Avenue	House move off	68-184	Structures Unlimited
11.	Glowacki, Kim – 67294	19 Nancy Ann Lane	Demo cottage	68-140	Structures Unlimited
12.	Glowacki, Kim – 67295	19 Nancy Ann Lane	House move on	68-140	Structures Unlimited
13.	Sullivan, Edward – 67296	4 Dartmouth Street Lot B	House move on	76.1.3-1	Self
14.	93 Cliff Road NT – 67297	5 Cliff Lane	Cabana	30-169	Brook Meerbergen
15.	Hills & Valleys – 67298	12A Greglen Avenue	Rev. 68818: relocate house	68-181	Julie Jordin
16.	Kimball Sherburne – 67299	9 Kimball Avenue	Relocate pool house	30-31	Ferguson & Shamamian
17.	Kimball Sherburne – 67300	9 Kimball Avenue	Fenestration revisions	30-31	Ferguson & Shamamian
18.	Two Cato Lane – 67301	2 Cato Lane	Rev. 66294: door, window	55-660	Val Oliver
19.	51 Vestal St. LLC – 67302	51 Vestal Street	Rev. 66995: relocate shed	41-840	BPC
20.	Swietlik, Albert – 67303	22 Tom's Way	Renew COA 60631: addition	68-78	Val Oliver
21.	Island Management Inc. – 67304	44 Surfside Road	Door change	67-119	Douglas Reichwein
22.	44 Lite House LLC – 67305	44 Sankaty Road	Replace garage doors	49.2.3-55	Topham Design
23.	Meyer, Alan – 67306	9 Flintlock Road	Remove shutters	75-92	Topham Design
24.	106 Surfside LLC – 67307	106 Surfside Road East	Rev. 67155: omit bump out	67-80	Emeritus
25.	Nantucket Bank – 67308	100 Pleasant Street	Rev. 64842: window changes	55-145	Emeritus
26.	Keelan, Karen – 67309	7 Crestwood Circle	Deck, window, door changes	76-82	NAG
27.	Falcon Park LLC – 67310	20 Gosnold Road	Demo shed	30-86	Botticelli & Pohl
28.	Clotoret LLC – 67311	5 North Road	Rev. 65495: handrails, balsters	43-312	Botticelli & Pohl
29.	Lake, Jonathan – 67312	58 Goldfinch Drive	Generator, shed revisions	68-678	Rand Smith
30.	Bamber, Ronald – 67313	159 Orange Street	Rev. 62666: door color chng	55-170	Self
31.	Chew, Dan – 67314	1 Paul Jones Road	Pool house/cabana	30-68	Mark Lombardi
32.	Chew, Dan – 67315	1 Paul Jones Road	Hardscape: pool	30-68	Mark Lombardi

33. 1620 Capital – <b>67316</b>	25 Broadway	Dormer revision	73.1.3-108	NAG
34. Abjornson, Erik – <b>67317</b>	5 Green Lane	Relocate door	42.3.3-132	NAG
35. Jakes Dilemma – <b>67318</b>	1 Francis Street	Rev. 62619: house rebuild	42.2.3-43	Ethan McMorrow
36. Sanford, Terry – <b>67319</b>	1 Jefferson Lane	Alterations to existing	55.4.1-74.1	Emeritus
37. Nantucket Island Ld Bank – <b>67320</b>	22 Broad Street	Window, door changes	42.4.2-34	Brook Meerbergen
38. Chapman House LLC – <b>67321</b>	20 North Water Street	New French door	42.4.2-46	Chris Carey
39. Vinecliff LLC – <b>67322</b>	1 Vinecliff Lane	Rev. 67083: shutters	29-43.1	Emeritus
40. Vinecliff LLC – <b>67323</b>	3 Vinecliff Lane	Rev. 67084: shutters	29-43.2	Emeritus
41. Gifford, Benjamin – <b>67324</b>	4 Head of Plains	Addition	63-7	Concept Design

Voting Pohl, Coombs, Glazer, Kuhnert, Oliver  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.  
 Representing None  
 Public None  
 Concerns No concerns  
 Motion **Motion to Approve Items 1-17. (Oliver)**  
 Vote Carried 3-0//Pohl recused **Certificate # 67284 to 67300**  
 Motion **Motion to Approve Items 18-26. (Glazer)**  
 Vote Carried 3-0//Oliver recused **Certificate # 67301 to 67309**  
 Motion **Motion to Approve Items 27-38.**  
 Vote Carried 3-0//Pohl recused **Certificate # 67308 to 67321**  
 Motion **Motion to Approve. Items 39-41. (Kuhnert)**  
 Vote Carried 3-0//Glazer recused **Certificate # 67322 to 67324**

**III. CONSENT WITH CONDITIONS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Kaizer, Peter	6 Newtown Court Lot C-1	New dwelling	55-212	Self
• Supply corrected	drawings of door and window.			
Voting	Pohl, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	None			
Public	None			
Concerns	No additional concerns			
Motion	<b>Motion to Approve through staff per noted conditions. (Glazer)</b>			
Vote	Carried 4-0	<b>Certificate #</b>	<b>67325</b>	

**IV. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Dreamland	17 South Water Street	Wall sign	42.3.2-11.1	Joe Hale
2. Marine Home Center	134 Orange Street	Wall sign	55-49	Lance Kelly
3. Marine Home Center	134 Orange Street	Wall sign	55-49	Lance Kelly
4. Marine Home Center	138 Orange Street	Free standing	55-283	Lance Kelly
5. Marine Home Center	4 Bayberry Court	Wall sign	55-704	Lance Kelly
6. Marine Home Center	6 Bayberry Court	Wall sign	55-706.4	Lance Kelly
7. Marine Home Center	6 Bayberry Court	Wall sign	55-706.4	Lance Kelly
Voting	Pohl, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	None			
Sign Advisory	<b>Kevin Kuester</b> , Sign Advisory Committee (SAC) – Need additional information.			
Concerns	No comments at this time.			
Motion	<b>Motion to Hold for further information per SAC recommendation. (Glazer)</b>			
Vote	Carried 4-0	<b>Certificate #</b>		

**V. NEW BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Hawthorne Park Prt. LLC	49 Hummock Pond Road	Barn	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Andrew Kotchen</b> , Workshop APD – Presented project’s overall concept. Reviewed the design. He believes a barn would be converted in a manner reflected in this design. Contends that this is actually very small. <b>Michael Luft-Weissberg</b> , Workshop Andrew Kotchen, Workshop APD Inc – Dimensions are 45 feet long, 24 feet wide and 29 feet 6 inches tall.				
Public	None				
Concerns (4:40)	<b>Oliver</b> – The plans should show what is behind the sliding barn doors. Suggested fewer windows on the front. <b>Coombs</b> – The chimney should be interior and have more traditional corbelling. Suggested a batten front door. <b>Glazer</b> – The front door of one of these barns has the potential of being visible from the road. Six awning windows across the front of the house are not appropriate. Don’t like the shutters on the gable ends. Doesn’t think the chimney works. <b>Kuhnert</b> – Encourages not being married to the term “barn”. Agrees with some of the comments. The building reads horizontal and might work better as a five bay. The barn doors are particularly large. The basement walkout shouldn’t wrap around the chimney. <b>Pohl</b> – Looking at the perspective, it reads as a wide six-bay house; it needs more barn vernacular. The consensus wants an alternative to the casement windows on the front and need to know what’s going behind the big barn doors.				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
2.	Hawthorne Park Prt. LLC	49 Hummock Pond Road	Cottage	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Andrew Kotchen</b> , Workshop APD – Reviewed the design. Air-conditioning (A/C) will generally be adjacent to the basement stairs and screened by vegetation. <b>Michael Luft-Weissberg</b> , Workshop APD – Dimensions are 39 feet long 26 feet 7 inches tall.				
Public	None				
Concerns (5:05)	<b>Glazer</b> – Front door sidelights bottom two should be panels. Front elevation right side, the last window under the porch seems too large. Discussion about the locations of the cottage-design structures and the A/C. <b>Pohl</b> – Suggested all A/C units for every dwelling be included in a site plan for the project.				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
3.	Hawthorne Park Prt. LLC	49 Hummock Pond Road	Farmhouse	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Andrew Kotchen</b> , Workshop APD – Reviewed the design. <b>Michael Luft-Weissberg</b> , Workshop APD				
Public	None				
Concerns (5:15)	<b>Coombs</b> – The bottom two panes of the sidelights should be panels. The dormer windows should be separated to fill the dormers thus reducing the amount of shingling. <b>Pohl</b> – The dormer windows should be tucked under the eaves. <b>Oliver</b> – Would prefer an unbroken dormer on the front. There are a lot of sliding (or French) doors for a small house. <b>Kuhnert</b> – He feels the inset on the dormer helps mitigate having a single large dormer; however, the small window in the inset doesn’t adequately fill the space.				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

4.	Hawthorne Park Prt. LLC	49 Hummock Pond Road	Homestead	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Andrew Kotchen</b> , Workshop APD – Reviewed the design. The six-light awnings are speaking to the top sash of the double hung windows. <b>Michael Luft-Weissberg</b> , Workshop APD – Dimensions are 25 feet wide, 42 feet long, 30 feet tall.				
Public	None				
Concerns (5:25)	<b>Coombs</b> – The sidelights are not in keeping with a wide batten door and the front door should have more trim to create more presence. The 6-light half-sash windows would work better as 9-lights; the 9-light on the front elevation is the correct shape <b>Oliver</b> – The little window over the garage doesn’t match any other window is size. <b>Glazer</b> – The “B” windows in the gables are atypical. Asked about the roof pitch. (10/12) <b>Kuhnert</b> – Doesn’t mind the big windows on the ground floor but not on the 2 <sup>nd</sup> floor. <b>Pohl</b> – A traditional farmhouse would have a more formal door. Front gable, all the windows are vertically off. The 1 <sup>st</sup> -floor windows feel very low to the floor; the fenestration of each group of triple structures should be more unified. There should be more nine-light windows with more vertical panes; the 6-lights feel very horizontal.				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
5.	Hawthorne Park Prt. LLC	49 Hummock Pond Road	Field house	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Andrew Kotchen</b> , Workshop APD – Presented the project. Doesn’t believe it will be visible. Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (5:37)	<b>Glazer</b> – Thinks the shower cut-away should definitely not be visible; suggested it be on another elevation.				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
6.	Hawthorne Park Prt. LLC	49 Hummock Pond Road	Cabana	56-5	Workshop APD
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Andrew Kotchen</b> , Workshop APD – Presented the project. Doesn’t believe it will be visible. Micheal Luft-Weissberg, Workshop APD				
Public	None				
Concerns	No major concerns.				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
7.	Atchinson, Robert	28 Pequot Street	Demo house	80-187	Paladino & Mellows
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Bob Paladino</b> , Paladino & Mellows – Noted that the owner has purchased a paper road so now owns a large square lot. Presented the project, circa 1994.				
Public	None				
Concerns (5:47)	<b>Oliver</b> – She would approve this if it allows for a move off.				
Motion	<b>Motion to Approve as a move or demo. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>67326</b>

8.	Atchinson, Robert	28 Pequot Street	New dwelling	80-187	Paladino & Mellows
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Bob Paladino</b> , Paladino & Mellows – Presented project, height 24’6”.				
Public	None				
Concerns (5:51)	<p><b>Pohl</b> – The ridge cannot exceed 50 feet in length; this is not only a HDC rule but it is in the Town Code.</p> <p><b>Coombs</b> – The “B” windows don’t correlate to anything. East elevation, there are too many windows facing the road; the dormer especially should not have so many windows. The west elevation won’t be visible. North and south elevation, the windows should be aligned between the 1<sup>st</sup> and 2<sup>nd</sup> floors. South elevation right, the 1<sup>st</sup> floor is the only wall with no windows.</p> <p><b>Oliver</b> – East elevation, the dormer should either be tighter or more spread out to reduce the amount of cheek wall space.</p> <p><b>Glazer &amp; Kuhnert</b> – Agree with what’s been said.</p> <p><b>Pohl</b> – It shouldn’t be necessary for the dormer to cut into the roof; we don’t normally approve pans.</p>				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
9.	Atchinson, Robert	28 Pequot Street	Second dwelling	80-187	Paladino & Mellows
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Bob Paladino</b> , Paladino & Mellows – Presented project, 23 feet tall.				
Public	None				
Concerns (6:04)	<p><b>Oliver</b> – The ridge is almost 49 feet long. The dormers should be moved up the roof some to adhere with the set-back guidelines and are they are too wide. The double columns should be single columns.</p> <p><b>Glazer</b> – It should be no taller than 22 feet.</p> <p><b>Kuhnert</b> – His main concern is that it seems more like a guest house with two attached garages; the garage space should be consolidated.</p> <p><b>Pohl</b> – A topic at the organizational meeting is clarity on the “rules” in regards to the height of garage/apartments and 2<sup>nd</sup> dwellings. The length of the ridge meets zoning, but given the modest scale of this building, it is a very long ridge.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
10.	Emily Air LLC	14 Airport Road	Addition to hangar	69-78.5	Andrew Amor
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	<b>Andrew Amor</b> , Amor Architectural – Presented project.				
Public	None				
Concerns (6:09)	<p><b>Oliver</b> – The clapboard would be better as grey. The shape is great.</p> <p><b>Coombs</b> – Drawings say the south elevation is the main entry; the door has to be wood, not glass. Agrees clapboard should not be yellow. The pillars are fun. Asked about the location of the receptacle.</p> <p><b>Glazer</b> – Doesn’t think the columns or clapboard work; would prefer a simple structure. The use of the emblem in the gable is not appropriate; suggested a simple 4-light window.</p> <p><b>Kuhnert</b> – Agrees with Ms Glazer. Likes the robust treatment to highlight the public entry but the proposed treatment is much too formal compared to the existing building; suggested another design element other than columns.</p> <p><b>Pohl</b> – Agrees with Ms Glazer and Mr. Kuhnert. The apron under the gutter is atypical to Nantucket.</p>				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

11. Rugged Scott LLC	8 Thistle Road	Gazebo	67-841	Cottage & Castle
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	None			
Public	None			
Concerns (6:26)	<p><b>Pohl</b> – There had been thoughts about putting this on consent. Explained the project.</p> <p><b>Glazer</b> – There is a precedent but thinks it might be better with a simpler form and shape. The bracing looks heavy.</p> <p><b>Kuhnert</b> – He would like to see the other houses on the lot; this is Victorian and should match the style of the existing structures.</p> <p>Pohl – The recommendation is to simplify it.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	
12. Pascucci, Dana	7 North Water Street	Rev. 66582: color chng	42.4.2-87	Concept Design
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	<b>TJ Watterson</b> , Concept Design – Presented project.			
Public	None			
Concerns (6:56)	<p>Motion to hold for representation. (Glazer) Carried unanimously at 6:33 p.m.</p> <p>Motion to Reopen (Glazer) Carried unanimously</p> <p><b>Pohl</b> – Read HSAB comments: white is not historically appropriate for this structure.</p> <p><b>Kuhnert</b> – The color pallet as proposed at the table would be appropriate.</p>			
Motion	<b>Motion to Approve as presented. (Oliver)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	<b>67331</b>
13. Gibson, Matthew	22 Woodbine Street	Cabana, pergola	80-322	CWA
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Ethan Griffin</b> , Chip Webster Associates – Presented project; the owner has acquired the paper roads around the property.			
Public	none			
Concerns (6:33)	Due to lack of visibility, no concerns with the pergola being natural to weather.			
Motion	<b>Motion to Approve due to lack of visibility with the pergola natural to weather. (Glazer)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	<b>67327</b>
14. Gibson, Matthew	22 Woodbine Street	Garage revs, door, shower	80-322	CWA
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Ethan Griffin</b> , Chip Webster Associates – Presented project.			
Public	None			
Concerns (6:37)	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	<b>67328</b>
15. Fogarty, Brian	40 Jefferson Avenue Lot 13	Rev. 66859: main house wndws	30-119	Emeritus
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, 3D perspective plans, and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (6:38)	No concerns.			
Motion	<b>Motion to Approve. (Glazer)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	<b>67329</b>

16. Fogarty, Brian	40 Jefferson Avenue Lot 13	Rev. 66955: guest house wndws	30-119	Emeritus
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (6:46)	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67330</b>	
17. Fogarty, Brian	40 Jefferson Avenue Lot 12	Demo dwelling	30-119	Emeritus
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; circa 1900			
Public	None			
Concerns (6:47)	<b>Oliver</b> – We should have more historic information on this. <b>Kuhnert</b> – Would like to see a narrative on the additions and changes made to it over the years.			
Motion	<b>Motion to Hold for more information. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
18. Fogarty, Brian	40 Jefferson Avenue Lot 12	Demo garage	30-119	Emeritus
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Willing to apply for a move/demo.			
Public	None			
Concerns (6:49)	No concerns.			
Motion	<b>Motion to Hold to track with the dwelling. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
19. Faros 17 Broad LLC	17 Broad Street	Rev. 66360: enclose porch	42.4.2-74	Emeritus
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.			
Public	None			
Concerns (6:50)	<b>Pohl</b> – Read HSAB comments: enclosure of the porch is inappropriate. Consensus agrees with HSAB. <b>Kuhnert</b> – If there were a less architectural system other than glassing it in, that would be okay.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
20. Darling, Hyman NT	30 Quidnet Path Road	Garage	21-149	Brook Meerbergen
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Brook Meerbergen</b> – Presented project.			
Public	None			
Concerns (6:55)	<b>Kuhnert</b> – The transom above the garage door and the cupola are his most objectionable aspects. <b>Oliver</b> – Agrees with Mr. Kuhnert about the transom. Her concern with the cupola is it sits on the dormer. <b>Coombs</b> – Agrees with Ms Oliver. The west elevation has too much glass. The dormers with transom windows should be eliminated. <b>Glazer</b> – The dormer with a single line of transom windows and no cupola would be simple. <b>Pohl</b> – There is way too much going on for a building of this size. Should be simpler and quieter.			
Motion	<b>Motion to Hold for revisions. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

21. Darling, Hyman NT	30 Quidnet Path Road	Second dwelling	21-149	Brook Meerbergen
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Brook Meerbergen</b> – Presented project.			
Public	None			
Concerns (7:04)	<b>Coombs</b> – The houses in the area are fairly simple in design. Agreed about a view and asked for a height pole. <b>Glazer</b> – Would like to view. <b>Oliver</b> – Would also like a view.			
Motion	<b>Motion to View with a height pole. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
22. Kimball Sherburne	9 Kimball Avenue	Hardscape: pool	30-31	Julie Jordin
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos			
Representing	<b>Julie Jordin</b> , Garden Design Company – Reviewed the approved project and explained the changes.			
Public	None			
Concerns (7:12)	Discussion about the amount of fill that was previously approved. No concerns.			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67332</b>	
23. Town of Nantucket	15 Harborview Way	Temporary seasonal trailer	42.4.2-9	Town of Nantucket
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:23)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
24. Cook, Mark	37 Cato Lane	Hardscape: pool, pergola, et al.	56-40	Val Oliver
Voting	Pohl, Coombs, Glazer, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Val Oliver</b> – Presented project.			
Public	None			
Concerns (7:24)	No concerns.			
Motion	<b>Motion to Approve. (Glazer)</b>			
Vote	Carried 4-0	<b>Certificate #</b>	<b>67333</b>	
25. Conathan, Joan Trstee	3 Hawk's Circle	Move off/demo	74-37	Val Oliver
Voting	Pohl, Coombs, Glazer, Kuhnert			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Val Oliver</b> – Circa 1968 and since added onto. All the windows have been replaced.			
Public	None			
Concerns (7:27)	<b>Kuhnert</b> – The building is listed as contributing on the State and National lists; couldn't find a reason beyond age for that. The property does not rise to the level of a historic landmark and is not a good example of late 1960s residential architecture. If the argument can be made that it lacks integrity, he could vote in favor of the move off/demo.			
Motion	<b>Motion to Approve as a move/demo through staff subject to the applicant providing additional information about changes to the property. (Glazer)</b>			
Vote	Carried 3-0//Kuhnert abstain	<b>Certificate #</b>	<b>67334</b>	



26. Molly McGrath Irv. Trust	50 West Miacomet Road	Fenst, decks, & chmny chgs	86-2	Botticelli & Pohl
Voting	Coombs (acting chair), Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project, circa early 2000s.			
Public	None			
Concerns (7:33)	<b>Glazer</b> – Currently the windows on the front elevation all align. <b>Kuhnert</b> – North elevation, the proposed window changes draw attention to the blank space on the 1 <sup>st</sup> floor. <b>Coombs</b> – North elevation, the “B” window and door under the dormer could move right.			
Motion	<b>Motion to Approve through staff with the north elevation “B” window moved right below the 2<sup>nd</sup>-floor triple windows and add lattice between the two windows; south elevation approvable due to limited visibility. (Oliver)</b>			
Vote	Carried 4-0	<b>Certificate #</b>	<b>67335</b>	

**VI. VIEWS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Zaloom, George	3 Mulberry Street	Addition	42.3.2-31	Concept Design
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	<b>TJ Watterson</b> , Concept Design – Submitted revised plans at the table. Presented project.				
Public	None				
Concerns (7:42)	<b>Pohl</b> – Read HSAB comments: less glazing; deck too long and inappropriate, should be no longer than main block and shifted north; prefer side-entry stair; consult Sanborne map. <b>Oliver</b> – Agrees with HSAB; the left side of the deck should end at the railing, which goes into the yard; wrapping the deck is atypical. <b>Coombs</b> – This is a very classic house. Northeast corner, the large windows are not appropriate for a house of this age and are visible. The proposed changes alter the historic character of the house. <b>Kuhnert</b> – Agrees with much that’s been said. Information about the north elevation 1 <sup>st</sup> floor windows would be helpful. He would like the information about the changes to the rear ell. Agrees with the concerns about the length of the proposed deck. East elevation, the new addition would read better with less glazing and the picture windows narrowed to four panes wide and less glazing in the door. <b>Glazer</b> – Agrees with what’s been said and has nothing to add.				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
2.	Zaloom, George	3 Mulberry Street	Parking space	42.3.2-31	Concept Design
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	<b>TJ Watterson</b> , Concept Design – Presented project. <b>Steven Cohen</b> , Cohen & Cohen Law P.C. – Suggested holding this until the Planning Board finishes its review.				
Public	None				
Concerns (7:53)	<b>Pohl</b> – Read HSAB comments: two curb cuts are inappropriate. <b>Coombs</b> – Suggested viewing this to better understand the spacing.				
Motion	<b>Motion to View and hold for the Planning Board decisions. (Oliver)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
3.	23 Broad St. LLC	23 Broad Street	As built arbor	42.4.2-77	Ethan McMorrow
4.	23 Broad St. LLC	23 Broad Street	Awning color change	42.4.2-77	Ethan McMorrow
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:30)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

5.	Dunn, Lee/Fee Henry	137/141 Orange Street	Multi family dwelling	55-286,153	Emeritus
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, correspondence, and Town Code § 124-7.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project; this is running through the Planning Board.				
Public	<b>Bryan Frascati</b> , Bayberry Commons Condo Assn. – We are starting to put up these tall buildings along the water; this will set a precedent for high-rise buildings along the water, of which we currently have a view. <b>Robert Noll</b> , Bayberry Commons Condo Assn. – He walked around the lot; the houses next to it abut right on the property line; also this sits right on the road. Contends that will cause a negative impact on the character of the area. <b>Lara McCloskey</b> , Bayberry Commons Condo Assn. – This is a good location for an apartment building but the massing and size are overwhelming. She wants to know where the mechanicals are going to be located. <b>Chuck Lenhart</b> , 137A Orange Street – There is a significant residential community still on Dave Street and it is important that this building integrate with the neighborhood. The eave height of the primary roof is at 29 feet which is higher than my roof ridge. There is a 3-foot parapet on the roof that won't screen the roof-sited mechanicals. Buildings of this scale will be visible from the intersection of Orange and Union Streets and from out on Old South Road. This plan goes to the absolute maximum level the lot can sustain. The 1 <sup>st</sup> floor is five feet above the street so the structure is not inviting and doesn't engage the street. <b>Steven Cohen</b> , Cohen & Cohen Law P.C., for Bayberry Commons Condo Assn. – Because of the scale, he urges the board to call out all the accessories in advance. The design is aesthetically pleasing but it will be looming over the road; it should be pushed back or lowered. The building has no additive massing. The entire ridge, at 80 feet long and the height is exaggerated with the tall gables. This project will set the tone for more to come.				
Concerns (7:59)	<b>Coombs</b> – Just because the zoning allows 40 feet in height, does not mean HDC has to allow the building to be 40 feet tall. Nantucket is spending a lot of money on Orange Street and the new bike path and the first thing cyclists would see is a 40-foot wall of windows. Our purview is the streetscape. This is not in kind to the houses immediately around it. This is not the location for a 40-foot tall apartment building. The building across the street (Landmark House) is an historic building. Orange Street is not mid-Island; it is on the edge of the old historic district. There is a Town tree with a large root system that needs to be protected during construction. She feels this is destroying the reason people come to this island. <b>Oliver</b> – The building could graduate from the corner up and/or could be ell shaped with a parking area. The (Landmark House) is 100 feet long but does not sit on the sidewalk; this is 80 feet long with a deck looking down on the street. This has no historic appeal. <b>Kuhnert</b> – Agrees with much that's been said. This is a massive building and seems out of context with the surrounding area. There is a historic precedent for long buildings with high ridges, the old hotels, but most of them no longer exist and none were in this location. It is important that any buildings here transition between zones. <b>Glazer</b> – Agrees with everything that's been said. The length of the ridges should not exceed 50 feet on this residential building per Town Code; this is a residential structure. Many people have referred to the 40-foot height with the caveat that it is up to HDC; we do get to say something about it. Asked Mr. MacEachern to hear what is being said about the height because no one is happy with the 40-foot height. This would be two enormous buildings are sited lot-line to lot-line right on the street; we've okayed one too many of these types of structures. <b>Pohl</b> – The Code does not differentiate between a single-family residential building and a multi-family residential building. You have 82X60 foot ridges. This property is on the edge of several zones and must integrate with those zones.				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
6.	Sanford, Terry	1 Jefferson Lane	New dwelling	55.4.1-74.1	Emeritus
Voting	Pohl, Coombs, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	<b>Matt MacEachern</b> , Emeritus Development – Presented project.				
Public	None				
Concerns (8:36)	<b>Pohl</b> – Read HSAB comments: scale overwhelming, design too formal. <b>Kuhnert</b> – He would like to study the area more. <b>Oliver</b> – There are three skylights on one roof plane; it might be visible from Lyon Street.				
Motion	<b>Motion to View. (Kuhnert)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

7.	Field, Rachel	77 Somerset Road	New dwelling	66-84.1	Val Oliver
Voting	Pohl, Coombs, Glazer, Kuhnert				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.				
Representing	<b>Val Oliver</b> – Presented project: 29 feet 4 inches in height. Rachel Field, owner Clayton Field, builder				
Public	<b>Jeffrey Allen</b> , 69 Somerset Road – It’s close to the street; there is no white trim along this street.				
Concerns (8:42)	<b>Coombs</b> – Right elevation, the rear portion has no windows and believes it will be visible; suggested adding a window on the 1 <sup>st</sup> and 2 <sup>nd</sup> floors. The panes of all windows and doors should be more vertical. <b>Kuhnert</b> – Agrees with what’s been said. Front elevation, the 4-light window is too close to the door; should move right. Southwest elevation, the CN235 2nd-floor casement is atypical. Not so concerned about the right elevation rear blank wall. <b>Glazer &amp; Pohl</b> – Have nothing to add. Discussion about the color pallet eliminating white.				
Motion	<b>Motion to Hold for revisions. (Glazer)</b>				
Vote	Carried 4-0		<b>Certificate #</b>		
	Motion to Hold for Thursday January 26 at 1 p.m. (Coombs) Carried 5-0				
8.	S/P Norwell LLC	78 Union Street Lot 1	New dwelling	55.1.4-72	BPC
9.	S/P Norwell LLC	78 Union Street Lot 2	New dwelling	55.1.4-72	BPC
10.	Carrolo, Joseph	5 Old Farm Road	New dwelling	55-921	Sophie Metz
11.	Falcon Park LLC	20 Gosnold Road	Demo house	30-86	Botticelli & Pohl
12.	Falcon Park LLC	20 Gosnold Road	New dwelling	30-86	Botticelli & Pohl

**VII. OTHER BUSINESS**

Approve Minutes	January 10, 2017: <b>Motion to Approve.</b> (Glazer) Carried unanimously
Review Minutes	January 17, 2017
Other Business	<ul style="list-style-type: none"> <li>• Discussion of Madaket Old Historic District Map. (Held)</li> <li>• HDC organizational meeting January 31<sup>st</sup>. (Held for Thursday January 26 meeting.)</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. None

Motion to Adjourn: 9:03 p.m.

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee