



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, February 14, 2017

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

Called to order at 4:33 p.m. by Ms Coombs

Staff in attendance: John Hedden, PLUS Administrative Specialist; Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Kuhnert, Welch

Absent Members: Glazer

Late Arrivals: Pohl, 4:36 p.m.

Early Departures: McLaughlin, 8:46 p.m.

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. 47C NFR Trust – 67367	47C Nobadeer Farm Road	Rev. 65701: grg door color	69-102.3	Botticelli & Pohl
2. Farokhzad, Omid – 67368	39 Sankaty Avenue	Rev. 66502: pool walk	49.2.3-51	Atlantic Landscaping
3. Kenney, Jacquilin – 67369	189 Polpis Road	Hardscape: pool	45-5.2	Atlantic Landscaping
4. Town of Nantucket – 67370	30 Surfside Road	Re-locate mod bldg.	55-101	Town of Nantucket
5. Frederick, Robert – 67371	25 Meadow View Drive	Addition	56-284	NAG
6. Chalke, Peter – 67372	61 South Shore Road	Sunroom addition	80-307	Val Oliver
7. Chalke, Peter – 67373	61 South Shore Road	Hardscape: pool	80-307	Val Oliver
8. Coffin, Andrea – 67374	6 Monohansett Road	Dormers, replace windows	79-151.1	Val Oliver
9. Meehan, Dennis – 67375	8 Nickanoose Way	Rev. 65806: windows, prch	55-555	Nathan McMullen
10. Von Summer, Betsey – 67376	12 Monomoy Creek Road	Reduce bldg, shift 2'	54-54.1	William Gorham
11. Chen, Daniel – 67377	14 Delaney Road	Pergola	30-617	Thornewill Design
12. Beach Nut LLC – 67378	1A Crow's Nest Way	Wind revs. main house	12-24.1	JGGA
13. Beach Nut LLC – 67379	1A Crow's Nest Way	Wind revs. guest house	12-24.1	JGGA
14. Fine, Sally – 67380	15 Capaum Pond Road	Addition	40-16	SMRD
15. Falk, John – 67381	341 Polpis Road	Addition	24-20	SMRD
16. 106 Surfside LLC – 67382	106 Surfside Road (east)	Walkway chng of material	67-80	Ahern LLC
17. 106 Surfside LLC – 67383	106 Surfside Road (west)	Walkway chng of material	67-80	Ahern LLC
18. Keltz, Jareb – 67384	20 Macy's Lane	Driveway apron	68-488	Self
19. Davis, Mac – 67385	45 Wauwinet Road	Shed	14-27	Rowland Assocs.
20. Davis, Mac – 67386	45 Wauwinet Road	Rev. 65922: garage	14-27	Rowland Assocs.
21. Broderick, Shaun – 67387	4 Old Mill Court	Rev. 65278: house wind revs	55-925	Rowland Assocs
22. Broderick, Shaun – 67388	4 Old Mill Court	Rev. 65278: cottage wind revs	55-925	Rowland Assocs
23. Stewart, Michael – 67389	9 Rudder Lane	Rev. 66763: addition	66-364	SMRD
24. Steingraber, Peter – 67390	3 Falmouth Avenue	Small addition	82-413	Hristo Rashkov
25. Too Cato LLC – 67391	2 Cato Lane	Outdoor stairs	55-660	Self
26. Fanning, Tony – 67392	81 Tom Nevers	Rev. 65360: color chng	91-12	Book Meerbergen
27. Weber, Mark – 67393	81 Polpis Road	Window chngs, doors	44-23.4	Self
28. MacTaggard, Ian – 67394	1 Brooks Farm Road	House color chng to white	41-222.8	Sarah Alger
29. MacTaggard, Ian – 67395	1 Brooks Farm Road	Cottage color chng to white	41-222.8	Sarah Alger
30. Nantucket 62 Walsh LLC – 67396	62 Walsh Street	Shed	29-85	Botticelli & Pohl
31. Ladybird LLC – 67397	8 Middle Valley Road	Rev. 64360: raise cabana	43-160	Botticelli & Pohl

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32. Rauston Realty Tr. – 67398	33 Goldfinch Drive	Add dormer, AC unit	68-544	Thornewill Design
33. Engelhard, Charlene – 67399	8 Skyline Drive	Addition, fenestration	79-4	Botticelli & Pohl
34. Winters – 67400	5 Polliwog Pond Road	Window chngs, remv skylights	55-423.3	Mark Avery
35. Browne, William – 67401	17 Kimball Avenue	Hardscape	30-30	Julie Jordin
36. Cappel, Jeffrey – 67402	19 Gardner Road	Fireplace, entry door	43-172	Eric Dori
37. Riggs, Breda – 67403	26 Hummock Pond Road	As built shed	56-84.1	Self
38. Cowger, Ben – 67404	15 Greglen Avenue	Shed	68-187.1	Self
39. Cowger, Ben – 67405	15 Greglen Avenue	AC unit	68-187.1	Self
40. Sears, Richard – 67406	104 Cliff Road	Rev. 67049: window chng	41-11	Design Assocs
41. TC Schnieder TR #2 – 67407	12 Pleasant Street	Leave chimneys upainted	42.3.3-74	CWA
42. 42 Union LLC – 67408	42B Union Street	Stove pipe	42.3.2-28	Ethan McMorrow
43. Sanford, Matthew – 67409	10 Academy Lane	Fence	42.4.3-86	Ethan McMorrow
44. Gorham, Robin – 67410	9 King Street	Hardscape	73.4.2-11.1	Angus Macleod
45. Nantucket Land Bank – 67411	22 Broad Street	Rev. 67302: window	42.4.2-34	Brook Meerbergen
46. Hubbell, Elizabeth – 67412	43 Orange Street	Basement bulk head	42.3.2-222	Rowland Assocs
47. Vinecliff LLC – 67413	1 Vinecliff Lane	Rev. 67322: color chng	29-43.1	Emeritus
48. Middle C LLC – 67414	56 Centre Street	Hardscape: driveway	42.4.3-8	Julie Wood
49. Burns, Michael – 67415	35 Sheep Pond Road	New dwelling	63-38	Rowland Assocs.
50. Burns, Michael – 67416	35 Sheep Pond Road	Studio	63-38	Rowland Assocs.
51. Jones, Evelyn – 67417	22 Ridge Lane	Shed	38-117	Self
52. Morris, Dan – 67418	235 Madaket Road	Raise roof, dormers	59.4-364	Permits Plus

Voting Coombs, McLaughlin, Camp, Kuhnert, Welch
 Alternates None
 Recused Pohl, Oliver
 Documentation None
 Representing None
 Public None
 Concerns None
 Motion **Motion to Approve. (Kuhnert)**
 Vote Carried 3-0//McLaughlin & Welch abstain

Certificate # 67367 to 67418

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Macy's Realty	1 Macy Lane	Wall sign	60-40	Cara Marquis
2.	Macy's Realty	1 Macy Lane	Wall sign, side of bldg	60-40	Cara Marquis

Voting Pohl, Coombs, McLaughlin, Camp, Welch
 Alternates Oliver, Kuhnert
 Recused None
 Documentation Drawings, photos, and advisory board comments.
 Representing None
 Signn Advisory **Kevin Kuester**, Sign Advisory Committee – Recommend this be held for representation.
 Concerns (4:36) No comments at this time.
 Motion **Motion to Hold for representation. (Coombs)**
 Vote Carried 5-0

Certificate #

3.	Nantucket Island Resorts	10 South Beach Street	Blade sign	42-42	Cara Marquis
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Voting Pohl, Coombs, McLaughlin, Camp, Welch
 Alternates Oliver, Kuhnert
 Recused None
 Documentation Drawings, photos, and advisory board comments.
 Representing None
 Signn Advisory **Kevin Kuester**, Sign Advisory Committee – Recommend this be held for representation.
 Concerns No comments at this time.
 Motion **Motion to Hold for representation. (Coombs)**
 Vote Carried 5-0

Certificate #

4.	Kelly, Lance	2 Union Street	Wall sign	42.3.1-186	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Drawings, photos, and advisory board comments.				
Representing	None				
Signn Advisory	Kevin Kuester , Sign Advisory Committee – Recommend this be approved.				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Vote	Carried 5-0		Certificate #	67419	
5.	Brock Building Trust	53 Main Street	Projecting sign	42.3.1-223	Plymouth Sign Co.
6.	Brock Building Trust	53 Main Street	Wall sign	42.3.1-223	Plymouth Sign Co.
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Drawings, photos, and advisory board comments.				
Representing	None				
Signn Advisory	Kevin Kuester , Sign Advisory Committee – There was a question about removing the awning.				
Concerns	Consensus wants the applicant to apply to the HDC to remove the awning.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried 5-0		Certificate #		
7.	Gonfrade, Paula – 67420	20 Federal Street	Sign #1	42.3-18	Paul McCarthy
8.	Gonfrade, Paula – 67421	20 Federal Street	Sign #2	42.3-18	Paul McCarthy
Voting	Pohl, Coombs, McLaughlin, Camp				
Alternates	Oliver, Kuhnert, Welch				
Recused	None				
Documentation	Drawings, photos, and advisory board comments.				
Representing	None				
Signn Advisory	Kevin Kuester , Sign Advisory Committee – SAC had some comments.				
Concerns	No additional concerns.				
Motion	Motion to Approve per SAC comments. (Coombs)				
Vote	Carried 5-0		Certificate #	67420 & 67421	

IV. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Marine Home Center (MHC)	134 Orange Street	New commercial bldg.	55-49	Walt Spokowski
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert, Welch				
Recused	None				
Documentation	Architectural elevation plans, photos, correspondence, and samples of roof and siding materials and colors.				
Representing	Walt Spokowski , President MHC – Presented project to replace building lost by fire. Ron Foster , General Manager MHC – The roofing material is not available in colors. Henry Arnauto – Clarified the elevations on the site plan. John Polino – There are a number of buildings on Nantucket that have the same roofing material; it is what was used on the building that burned down.				
Public	None				
Concerns (4:40)	Pohl – Given the slope of the roof, the material will be virtually impossible to see. McLaughlin – Asked for clarification about the site plan versus the elevations. He thinks the roof will be visible and the material is too shiny. Coombs – The application says the roof is to be charcoal grey; that needs to be changed. Not concerned so much about the roof material as the pitch is so shallow. Camp – This is sort of a like kind replacement in regards to the materials; no concerns. Pohl – The application needs to be corrected as to the roof color.				
Motion	Motion to Approve with the application to be amended with the correct roof color. (McLaughlin)				
Vote	Carried 5-0		Certificate #	67422	

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2. Polpis Harbor LLC	250 Polpis Road	Demo, reconstruct	26-27	Steve Cheney
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Stephen Cheney , Cheney Brothers Building. – Presented project; no record prior to 1956.			
Public	None			
Concerns (5:00)	Motion to Hold for representation. (Coombs) Carried 5-0			
(5:55)	Motion to reopen the hearing at 5:55 p.m. (Camp) Carried 5-0			
	Coombs – This looks to be in good condition and able to be moved.			
	Discussion whether or not the building could be moved and the original renovation approval.			
	McLaughlin – Asked if the garage doors are bi-fold. (Yes)			
	Kuhnert – Given the nature of the previous approval he would approve a move/demolition.			
	Camp – In favor of a move/demolition			
Motion	Motion to Approve as a move/demolition. (Kuhnert)			
Vote	Carried 5-0	Certificate #	67431	
3. Lindquist, Frederick	21 Helen’s Drive	New dwelling	66-58	Sandcastle Construct
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Robert Newman , Sandcastle Construction, Inc. – Presented project. Submitted corrected plans at the table.			
Public	Fred Lindquist, owner			
Concerns (5:01)	Coombs – North elevation, need more trim around the front door and eliminate the transoms over the door.			
	McLaughlin – “This should be moved off the front of the house.” The front door should be a six-panel door.			
	Camp – Suggested replacing the transoms with a closed pediment so the column capitals are squared off. Okay with the chimney due to lack of visibility.			
	Welch – Concurs about removing the transoms.			
	Oliver – Suggested instead of nine panes the door window have four panes to match the 2-over-2 windows.			
	Newman – Asked to use the nine-light door from the original plan as a front door instead of a solid door.			
	Pohl – Doesn’t think the front door would be visible.			
Motion	Motion to Approve through staff with the north elevation front door to be have a 4-pane window, the trim increased 4 inches, and the pediment bottom closed. (Coombs)			
Vote	Carried 5-0	Certificate #	67423	
4. Fisher, Karen	5 North Beach Street	Addition	42.4.1-92	Sandcastle Construct
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Robert Newman , Sandcastle Construction, Inc. – Presented project.			
Public	Karen Fisher , owner – Circa 1930s			
Concerns (5:13)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	67424	
5. Frates, Jim	10 North Water Street	Roofing, chimney work	42.4.2-97	Permits Plus
Voting	Pohl, Coombs, McLaughlin, Camp			
Alternates	Oliver, Kuhnert, Welch			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:21)	None			
Motion	Motion to Hold for representation. (Kuhnert)			
Vote	Carried 5-0	Certificate #		

6.	Sherrill, Dave	6 Phippen's Way	Garage/studio	43-94.5	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver, Welch				
Recused	None				
Documentation	Architectural elevation plans.				
Representing	Bill McGuire , Nantucket Architectural Group, LTD – Presented project.				
Public	None				
Concerns (5:22)	Camp & Kuhnert – No concerns. Pohl – Noted a drafting error on the positioning of the east elevation shed; it should be on the left side; same error occurs in regards to the west elevation. McLaughlin – No concerns.				
Motion	Motion to Approve through staff with corrected drawings in regards to the shed bumpout. (Coombs)				
Vote	Carried 67425		Certificate #	67425	
7.	Sherrill, Dave	6 Phippen's Way	Cabana	43-94.5	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert				
Alternates	Oliver, Welch				
Recused	None				
Documentation	Architectural elevation plans.				
Representing	Bill McGuire , Nantucket Architectural Group, LTD – Presented project with modification of removing the wall to create an open porch; only the bathroom area will be closed in.				
Public	None				
Concerns (5:31)	Pohl – The pediment over the entry doesn't work. The board would like to see the modification of columns.				
Motion	Motion to Hold for revisions. (McLaughlin)				
Vote	Carried 5-0		Certificate #		
8.	Blount, Susan	15 Milk Street	Window revisions	42.3.3-85	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Oliver, Kuhnert				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	Steve Theroux , Nantucket Architectural Group, LTD – Presented project.				
Public	None				
Concerns (5:35)	Kuhnert – Read HSAB comments: south elevation okay; E elevation 2-over-2 should be rehabilitated. This is a contributing building in the old historic district (OHD) and it would be easy to write an exemption in regards to keeping the historic window. McLaughlin – No comments. Welch – No concerns but will defer to the other commissioners if there is a precedent to keep the 2-over-2. Coombs – Agrees, if the 2-over-2 is in the original house, she would like to see it remain. Camp – Agrees.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Vote	Carried 3-2//Camp & Coombs opposed		Certificate #	67426	
9.	Kowitz, David	323 Polpis Road	Door, deck revisions	25-92	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Kuhnert, Welch				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Steve Theroux , Nantucket Architectural Group, LTD – Presented project; not visible from Polpis Road.				
Public	None				
Concerns (5:43)	No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 5-0		Certificate #	67427	

10. Kowitz, David	323 Polpis Road	Demo pool	25-92	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Steve Theroux , Nantucket Architectural Group, LTD – Presented project.			
Public	None			
Concerns (5:48)	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried 5-0		Certificate # 67428	
11. Kowitz, David	323 Polpis Road	Hardscape: pool	25-92	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Steve Theroux , Nantucket Architectural Group, LTD – Presented project.			
Public	None			
Concerns (5:49)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0		Certificate # 67429	
12. Kowitz, David	323 Polpis Road	Pergola	25-92	NAG
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Steve Theroux , Nantucket Architectural Group, LTD – Presented project.			
Public	None			
Concerns (5:53)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0		Certificate # 67430	
13. Dick, David	52 Pleasant Street	Shed	55.4.1-97	Curtis Barnes
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Curtis Barnes – Presented project.			
Public	None			
Concerns (6:04)	<p>Kuhnert – Read HSAB comments: prefer gable forward and should have only one pedestrian door and 6-panel door is not appropriate. A board and batten door would be better.</p> <p>Welch – Supports turning it gable forward; the louvers looks big in regards to the ventilation space and perhaps should be smaller on the front.</p> <p>Camp – Agrees about the louvers; would prefer a small 4-over-4 window if it faces the street.</p> <p>Oliver – Feels a wood louvers would blend in with the shingles; a louver is 1’2”X1’; it’s drawn wrong.</p> <p>Coombs – Asked about the possibility of a 4-over-4 window on the east elevation.</p> <p>Pohl – He doesn’t see the need to turn the gable forward; the eave forward keeps it tucked in the back.</p>			
Motion	Motion to Approve through staff with the north elevation door to be a batten door with battens on the inside. (Coombs)			
Vote	Carried 5-0		Certificate # 67432	

14. Holt, Thomas	10 Bayberry Lane	Fence	67-71	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Site plans and photos.			
Representing	None			
Public	None			
Concerns (6:15)	<p>Oliver – Could have them cut the points off the top of the stockade fence. The property line is 340 feet and the fence is right on the whole property line; that is excessive fencing.</p> <p>Coombs – This is a fence we don't normally approve.</p> <p>Pohl – The representative should be here to discuss this.</p>			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried 5-0		Certificate #	
15. Whirl Trade Trust	71 Easton Street	Deck rail, white trim	42.4.1-110	Ethan McMorro
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	Ethan McMorro – Failed inspection; presented project.			
Public	None			
Concerns (6:18)	<p>Pohl – The only thing to consider is the fascia board under the deck; it's supposed to be natural to weather and it's white.</p> <p>Kuhnert – HSAB didn't realize this was an as-built; their comments are irrelevant.</p>			
Motion	Motion to Approve with the white deck fascia board. (Coombs)			
Vote	Carried 5-0		Certificate #	67433
16. Lindsay, Ron	15 Phippen's Way	Solar panels on garage	43-94.3	Zach Dusseau
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Zach Dusseau – Presented project.			
Public	None			
Concerns (6:22)	No concerns.			
Motion	Motion to Approve. (Coombs)			
Vote	Carried 5-0		Certificate #	67434
17. Gorham, Robin	9 King Street	Rev. 67230: arch shngls & wnds	73.4.2-11.1	Angus MacLeod
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	Angus MacLeod – Presented project; reviewed structures with architectural shingles in the immediate area.			
Public	None			
Concerns (6:26)	<p>Pohl – Read SAB comments: no concerns.</p> <p>Coombs & Oliver – Would prefer the black architectural shingles.</p> <p>Camp – Would prefer black or charcoal grey. No concerns about the new windows on the back.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0		Certificate #	67435
18. Gorham, Robin	7R King Street	Rev. 67231: arch shngls & fnst	73.4.2-11.1	Angus MacLeod
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	Angus MacLeod – Presented project.			
Public	None			
Concerns (6:38)	Pohl – His problem with using Andersen 400 series on the south elevation is the exterior flange.			
Motion	Motion to Approve through staff with the south elevation window to be a Boston Sash or a reused existing window. (Oliver)			
Vote	Carried 5-0		Certificate #	67436

19. Dec, Timothy	8 Hussey Farm Road	Hardscape: patio, wall	56-93	Rita Higgins
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Rita Higgins – Presented project.			
Public	None			
Concerns (6:43)	Camp – No concerns. Kuhnert – It’s a good design; just need photos of materials to be used. Coombs – Would like to see the materials. McLaughlin – No concerns.			
Motion	Motion to Approve through staff with photos of the materials to be used. (Kuhnert)			
Vote	Carried 5-0	Certificate #	67437	
Motion to move Val Oliver’s projects – Mark Cook and Rich Gillis – to the end of new business. (Camp) Carried 5-0				
20. Net Zero LLC	101 Low Beach Road	New dwelling	75-32	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Architectural elevation plans.			
Representing	Carrie Thornewill , Thornewill Design – Presented project; north and south height on the application should read 28’3”.			
Public	None			
Concerns (6:49)	Discussion about where the structure sits on the lot and potential visibility. Welch – The size fits the neighborhoods. Asked if the ventilation will be via louvers. McLaughlin – North elevation, the “D” awning windows should be 2-over-2 double hung. The “F” windows are out of character with the rest of the house. Coombs – North elevation, the “D” window should move up a little; the “E” looks strange in that location; left gable 2 nd -floor needs either a third window or the ganged windows to be larger and pulled apart. West and east elevations, the gable windows have the same issue. South elevation, the front door could have a little more trim. The roof walk would be better without a skirt. Camp – Nothing to add. Oliver – The little dormer windows should either be larger or the dormers brought down so the dormer eaves sit on window headers. Pohl – The “D” and “E” windows have horizontal panes.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0	Certificate #		
Break 7:02 to 7:11 p.m.				
21. 23 Commercial Wharf LLC	23 Commercial Wharf	Raise building	42.2.4-5	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	Ben Normand , Rowland & Associates – Presented project.			
Public	None			
Concerns (7:11)	Kuhnert – Read HSAB comments: inappropriate and suggest applying for historic determination.			
Motion	Motion to Deny due to it being inappropriate based on the historic nature of the building and the excessive height change. (Oliver)			
Vote	Carried 5-0	Certificate #	67438	
22. 23 Commercial Wharf LLC	23 Commercial Wharf	Historic determination	42.2.4-5	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	Ben Normand , Rowland & Associates – Reviewed the history of the structure.			
Public	None			
Concerns (7:14)	Kuhnert – The building is contributing on both the State and National registry and meets the requirements for exemption.			
Motion	Motion to Issue a letter of historic determination. (Coombs)			
Vote	Carried 5-0	Certificate #	N/A	

23. Rugged Scott LLC	8 Woodlily Road	Fence revisions	67-841	Ahern LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Site plans and photos.			
Representing	Miroslava Ahern , Ahern LLC – Presented project.			
Public	None			
Concerns (7:16)	Coombs – Likes the idea of a single type of fence.			
Motion	Motion to Approve Fence “A” as submitted. (Coombs)			
Vote	Carried 5-0	Certificate #	67439	
24. Roby, Kathy	9 Broadway	Pergola	73.1.3-72	SMRD
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Steve Roethke , Steve M. Roethke Design – Presented project; he’ll make the pergola beam flush.			
Public	None			
Concerns (7:22)	Pohl – Read SAB comments: exposing the staircase is inappropriate; pergola coverage overwhelms small space and is visible and impactful.			
	Camp – Likes the simplicity of the existing situation.			
	Coombs – Structure is circa 1791; would prefer the pergola over changing the building; the staircase railing should be natural to weather and dropped back to eight feet from the house.			
	Welch – Agrees with Ms Coombs.			
	McLaughlin – East elevation, the pergola top is 18 inches deep; should be no more than 12 inches and no rafter tails. He believes this pergola will start a bad precedent. Believes the Chanticleer has a pergola with a clear roof.			
	Oliver – With the scale of the building, she believes the plastic roof panels will be visible.			
	Pohl – Doesn’t think the pergola should come out to the end; it needs to be pared back; Mr. McLaughlin’s comment is valid.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0	Certificate #		
25. Fogarty, Brian	40 Jefferson Avenue Lot 12	New dwelling	30-119	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (7:43)	Kuhnert – Read HSAB comments: style and massing in keeping with the neighborhood; it should not be proud of the adjacent historic buildings on the street; reduce roof pitches to 10/12; 1 st -floor “C” windows should be “A” windows; the 6-light door should be more a Queen Ann style.			
	Camp – Agrees with HSAB.			
	Coombs – The roof lines are busy; would like to see it simpler. Once the existing buildings are gone, there will be room to move it back from the street.			
	McLaughlin – This is a mish-mash of styles; there is no continuity of styles. The front door should be a 6-panel door; the arched brackets should be straight 45 degree angles. The “D” and “E” windows are inappropriate.			
Motion	Motion to Hold for revisions and more information. (Oliver)			
Vote	Carried 5-0	Certificate #		

30. Gendron, Robert	23 Federal Street	Rev. 67086: fenestration, trim	42.3.1-9.3	Emeritus
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert			
Alternates	Oliver, Welch			
Recused	None			
Documentation	Architectural elevation plans and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Presented project; they are struggling to meet the energy codes because this structure has no historic value. The owner would like to eliminate the transoms over the front door. He is willing to take the security cameras off the application at this time and will reapply with a better idea later.			
Public	None			
Concerns (8:15)	Kuhnert – Read HSAB comments: doors should be true-divided lights (TDL); the security cameras are inappropriate for the OHD and should be concealed. Pohl – He believes that the letters of historic determination were issued for newer structures in the OHD. He will get clarification on that. Coombs – Thinks eliminating the transoms is a good idea. He would like to deny the security camera on the front; this is not Boston.			
Motion	Motion to Approve through staff with all doors to be TDL and removal of the transom window over the front door and no security cameras at this time. (Camp)			
Vote	Carried 5-0	Certificate #	67442	
31. Elder, John	3 Cliff Lane	Pool cabana	30-262	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Sophie Metz – Presented project.			
Public	None			
Concerns (8:27)	Camp – Likes the design; no concerns. The top of the chimney should be traditionally corbelled. McLaughlin – The “A”, “D”, “C” windows are listed as awnings; they should be hoppers or fixed. Welch – East elevation, the 1 st -floor looks tall. Coombs – South elevation, the free-standing chimney for the outdoor fireplace needs to be wrapped by the retaining wall.			
Motion	Motion to Approve through staff with the “A”, “C”, & “D” windows to be hoppers and the south elevation chimney to be wrapped by the retaining wall. (Welch)			
Vote	Carried 5-0	Certificate #	67443	
32. Elder, John	3 Cliff Lane	Shed	30-262	Sophie Metz
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Oliver, Kuhnert			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Sophie Metz – Presented project.			
Public	None			
Concerns (8:36)	No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried 5-0	Certificate #	67444	
33. Bergantino	11 East Lincoln Avenue	Dormers	42.4.1-7	Sanne Payne
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Kuhnert, Welch			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Sanne Payne – Presented project.			
Public	None			
Concerns (8:37)	Coombs – West elevation, the left long dormer ganged windows need to be separated to fill the dormer. East elevation, separate the ganged windows and add a third to fill the dormer. Oliver – The dormers need trim boards; that’ll help. She has no concerns about the ganged windows in the dormers. Camp – Agrees with Ms Coombs.			
Motion	Motion to Approve through staff with the east elevation left dormer two ganged windows separated and a third window added; the west elevation right dormer ganged windows to be separated; and add cornerboards to all dormers. (Camp)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	67445	

34. Arena, Thomas	1 Ticcoma Way	Shed	67-157	LINK
Voting	Pohl, Coombs, Camp, Kuhnert, Welch			
Alternates	Oliver			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Victoria Ewing , LINK – Presented project.			
Public	None			
Concerns (8:49)	Welch – The top of the windows should align with the top of the doors. Would prefer the door have a 4-light window. Camp – The trim board should extend a little over. The door should be painted red to match the house.			
Motion	Motion to Approve through staff with the north elevation to be board and batten; windows to line up with the top of the doors; the east elevation pedestrian door to have a 4-light window; and trim to natural to weather and the door and sash to be red. (Kuhnert)			
Vote	Carried 5-0	Certificate #	67446	
35. Holmes, Mary	2 Traders Lane	Chimney, door, windows	42.3.3-67	Design Assocs.
36. 3 Deacon’s Way LLC	3 Deacon’s Way	Hardscape: pool	40-00	Edgewater
37. Moonlight Dance LLC	4+8 Nobadeer Avenue	Hardscape: pool, fire pit	80-35,37	Edgewater
Voting	Pohl, Coombs, McLaughlin, Camp, Kuhnert, Welch			
Alternates	Oliver			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No comments at this time.			
Motion	Motion to Hold for 2/16 meeting. (Camp)			
Vote	Carried 5-0	Certificate #		
38. Cook, Mark	37 Cato Lane	Rev. 67051: wind revs	56-40	Val Oliver
Voting	Pohl, Coombs, Camp, Kuhnert, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans and photos.			
Representing	Val Oliver – Presented project.			
Public	None			
Concerns (8:56)	No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried 5-0	Certificate #	67447	
39. Gillis, Rich	2 Camelia Lane	Rev. 67098: massing, windows	55-367.1	Val Oliver
Voting	Pohl, Coombs, Camp, Kuhnert, Welch			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Val Oliver – Presented project. There is no room to wrap the porch.			
Public	None			
Concerns (8:58)	Kuhnert – Read HSAB comments: North elevation would prefer porch across front; east and west elevations should keep the stepped ridge; east elevation, too much 1 st -floor glazing; south elevation, the French doors are excessive glazing and might be visible; a few changes weren’t bubbled. Welch – If the porch changes, suggested a hipped roof that wraps around. The 6-panel door seems formal for this style; would prefer a 4-panel door. Camp – Suggested a hipped roof over the front door only. East elevation, the triple-ganged French door windows seem pinched and elongated; suggested just two French doors the same proportion as the ones on the south elevation.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0	Certificate #		

Motion to Hold the rest for Thursday February 16, 2017 meeting at 1 p.m. (Coombs) Carried 5-0

40. Bartlett Tree Experts 1 Salros Road Deck 66-20 Vasil Marinon

V. VIEWS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Clausen, Mark	130A Main Street	Demolition	42.3.3-96.1	Botticelli & Pohl
2.	Clausen, Mark	130A Main Street	New dwelling	42.3.3-96.1	Botticelli & Pohl
3.	Meehan, Dennis	8 Nickanoose Way	Rev. 65807: fence height	55-555	Nathan McMullen
4.	North Liberty LLC	32 Crooked Lane	Garage/studio	41-331	Mark Lombardi
5.	North Liberty LLC	32 Crooked Lane	Pool house	41-331	Mark Lombardi
6.	North Liberty LLC	32 Crooked Lane	Hardscape: pool	41-331	Mark Lombardi
7.	3D Nominee Trust	3 Davis Lane	Move off/demo	82-71	BPC
8.	3D Nominee Trust	3 Davis Lane	New dwelling	82-71	BPC
9.	3D Nominee Trust	3 Davis Lane	Shed	82-71	BPC
10.	16 Winn Street LLC	16 Winn Street	Move off/demo	56-205	BPC
11.	16 Winn Street LLC	16 Winn Street	New dwelling	56-205	BPC
12.	16 Winn Street LLC	16 Winn Street	Garage	56-205	BPC
13.	16 Winn Street LLC	16 Winn Street	Pool cabana	56-205	BPC
14.	16 Winn Street LLC	16 Winn Street	Hardscape: pool	56-205	BPC
15.	13 Hoicks Hollow RT	13 Hoicks Hollow	New dwelling	48-1.3	BPC
16.	13 Hoicks Hollow RT	13 Hoicks Hollow	Garage	48-1.3	BPC
17.	13 Hoicks Hollow RT	13 Hoicks Hollow	Cabana	48-1.3	BPC
18.	Nantucket Land Bank	48 Tennessee Avenue	Building move off	59.4-92	Dane DeCarlo
19.	Nantucket Land Bank	23 Tennessee Avenue	Building move on	60.1.2-57	Dane DeCarlo
20.	Halpern, Robin	17 Washaman Avenue	Porch	55.523.9	Kent Murphy
21.	Diamond, Robert	10 Jefferson Avenue	Driveway tracks, gate	30-55	Julie Jordin
22.	Jibladze, Irakli	36 Wigwam Road	New dwelling	77-8.4	JB Studio
23.	Jibladze, Irakli	36 Wigwam Road	Garage/studio	77-8.4	JB Studio
24.	Jibladze, Irakli	36 Wigwam Road	Pool cabana	77-8.4	JB Studio
25.	Delay, Michael	14 Cherry Street	Demolition	55-380	Self
26.	Delay, Michael	14 Cherry Street	New dwelling	55-380	Self

VI. HDC BUSINESS

Approve Minutes	January 26 & 31, 2017: Motion to Approve. (Kuhnert) 5-0//Welch abstain.
Review Minutes	February 7, 2017
Other Business	Discussion of updating historic surveys – Held
Commission Comments	None

List of additional documents, not available on the website or in the files, used at the meeting:

1. None

Motion to Adjourn: 9:11 p.m.

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Scotset Advisory Board

Madaket Advisory Board

Sign Advisory Committee