



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, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

Tuesday, February 26, 2019

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

Called to order at 4:31 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Cathy Flynn, Administrative Specialist
 Attending Members: Pohl, McLaughlin, Oliver, Watterson
 Absent Members: Camp, Dutra, Welch, Coombs
 Late Arrivals: None
 Early Departures: None

Agenda adopted modified agenda by unanimous consent. (4:34)

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. Savetsky, Eric - 71911	5 Brewster Road	Cabana/pergola	54-285	Thornewill Design
2. Crane, Melissa Fish - 71912	38 Walsh Street	Front door color change	29-102	Main Street Constr
3. Lowell, Nat - 71913	4R Blueberry Lane	Move shed off	80-301.1	LINK
4. AWC Properties, LLC - 71914	81 Bartlett Road	Move shed on	66-430	LINK
5. Anathan, LLC - 71915	2 Weetamo Road	Remove pergola/ext roof	15-55	Charles Lenhart
6. Sayles, Charles - 71916	103 Washington Street	Deck/steps	55.1.4-37	Barry Donovan
7. Cruice, Kathryn - 71917	5 Morey Lane	Reduce porch	73.3.1-43	Permits Plus
8. Gustavson, Roy - 71918	11 Vestal Street	Rev 71654	42.3.3-171	Brook Meerbergen
9. Sankaty Head Golf Club - 71919	18 Hoicks Hollow Road	Remve 2 cabanas; move ramp	23-9	Gordon Fraser
10. Sea & Sky, LLC.- 71920	120 Tom Nevers Road	Hardscape	91-43	Sconset Gardener
11. Shaver Nant Home LLC- 71921	75 Cliff Road	Door/window change	30-162	BPC
12. Bremmer, Ian - 71922	25 Orange Street	Rev. 71364, clr chng, shuttrs	42.3.2-8	Raquel Richter
13. NIR Retail, LLC - 71923	15 S. Beach Street	Rev 70896; covered deck	42.4.2-57.1	Emeritus
14. Connors, Timothy - 71924	65 Monomoy Road	Rev 71854; reduce gable PH	43-108	Botticelli & Pohl
15. Connors, Timothy - 71925	65 Monomoy Road	Rev 71855; garage windows	43-108	Botticelli & Pohl
18. Rabil, Tamara - 71926	141 Cliff Road	Rev 70752; add dormers	30-1-7	Botticelli & Pohl
19. Kane, James - 71927	21 Ridge Lane	Shed	38-76	Structures Unlimited
20. MaddequetAdmiraltyAssoc 71928	15 Tennessee Avenue	Shed	60.1.2-43	Bradford Fleming
21. Ciougoli, Greg - 71929	29 Brewster Road	Rev 71355; windows	54-293	JB Studio
22. 46 Shimmo Pond N.T.- 71930	46 Shimmo Pond Road	Rev 71616; windows	43-77	Emeritus
23. 46 Shimmo Pond N.T.- 71931	46 Shimmo Pond Road	Rev 70379; landscape	43-77	Emeritus
24. Paley, Jeffrey - 71932	37 Low Beach Road	Windows/addition changes	74-33	Linda Williams
25. Holdgate, Gilbert - 71933	13 Hinsdale Road	Window changes	68-778	Linda Williams
26. Vigil, Jerome - 71934	14 Waydale Road	Fence	67-145	Self
27. Burton, Graham - 71935	37 Tomahawk Road	Solar array	69-326	ACK Smart
Voting	Oliver (acting), McLaughlin, Watterson			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns (4:41)	None			
Motion	Motion to Approve 1-15 and 18-27. (Watterson)			
Vote	Carried 2-1//McLaughlin abstain			

Certificate # 71911 to 71935

16. Viera, Wayne - 71936	57 Cato Lane	Windows	56-47	Val Oliver
17. Finch, Madeline - 71937	10 Everett Lane	Temporary handicap ramp	73.3.1-31	Val Oliver
Voting	Pohl, McLaughlin, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns (4:40)	None			
Motion	Motion to move 16 and 17 to end of consent. (Watterson)			
	Motion to Approve 16-17. (Watterson)			
Vote	Carried 2-0//McLaughlin abstain		Certificate #	71936 & 71937

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.	Gifford, Whitney - 71938	25 Okorawaw Avenue	Replace windows	79-174	Jeff Morash
	• Due to lack of visibility.				
2.	Pastuszek, Patricia - 71939	215 Madaket Road	Mini split heat pump	59-45	SS Climate Control
	• Due to lack of visibility.				
3.	Town of Nantucket - 71940	14 Airport Road	Rev 69751; Seasonal hold room	78-1.1	McFarland Johnson
	• Structure to be used only from the months of April through October.				
4.	Silver, Marc - 71941	11 Weymouth Street	HVAC Condenser	55.4.1-134	NAG
	• Due to lack of visibility.				
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (16:38)	McLaughlin- Asked why he hadn't seen Item 2, Mini split heat pumps.				
	Pohl- Offered to open if McLaughlin wanted to view.				
	Staff- Made the decision due to lack of visibility.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 3-0// McLaughlin abstain		Certificate #	71938 to 71941	

IV. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Brown, Christina	69 N. Liberty Street	Alterations/deck/doors	41-142	Val Oliver
Voting	Pohl, McLaughlin, Watterson				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns (4:36)	No quorum.				
Motion	Motion to Hold due to lack of quorum. (Watterson)				
Vote	N/A		Certificate #		
2.	Maroney, Jay	29 Rhode Island Avenue	New garage/studio	60.3.1-132	Concept Designs
Voting	Pohl, McLaughlin, Oliver				
Alternates	None				
Recused	Watterson				
Documentation	Architectural elevation plans, site plan, photos.				
Representing	T. J. Watterson, Concept Design- Addressed the concerns from previous meeting. The eave heights dropped to make it more harmonious. The porch went from the North to the East. Changed windows on the north and south				
Public	None				
Concerns (4:42)	Oliver- She thinks it grounds the look. No concerns.				
	Pohl- Agrees with Oliver. He added porch on the side to ground the building to make it look smaller.				
	McLaughlin- No concerns				
Motion	Motion to Approve. (Oliver)				
Vote	Carried Unanimously		Certificate #	71942	

3.	28 Lily Street, LLC	28 Lily Street	Addition- Historical Renov.	42.4.3-92	Design Assoc. Inc.
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	Chris Dallmus, Design Associates, Inc.- Addressed concerns from last meeting. The window survey was the major concern. Window to remain. The east elevation (103 window) 6 light sash which is not original. They will salvage. The two kitchen windows to go from east to north elevation to match others. The 303 window on east 3 rd floor gable, not original, will be removed. All west elevation windows are plank frame, add 1 new wind, to compliment other plank frame windows. North elevation plank frame wind will plank with custom plank frame windows. East to be plank frame, except rear ell. Skylight is now a flat skylight. Lattice NTW.				
Public Concerns (4:45)	<p>Mark Godfrey, contractor.</p> <p>Oliver- No concerns.</p> <p>McLaughlin- Would like window 306 in north elevation dormer to be hopper.</p> <p>Watterson- No concerns. Appreciates gable dormer to shed dormer.</p> <p>Pohl- One of the items of concerns was the roof walk skirt, weathered and painted. Appreciates re-using the sash. Agrees with what has been said.</p> <p>John Hedden - Did now go back to HSAB a second time. The window survey was the major concern.</p>				
Motion	Motion to Approve through Staff with three windows in the north dormer (304, 305, 306) to be hopper units and skirt of roof walk to be NTW. (Oliver)				
Vote	Carried unanimously.			Certificate #	71943
10.	Rosenberg, Joan	8 Chester Street	Color changes	42.4.3-64	Linda Williams
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	Linda Williams - Presented project and color samples, pictures of surrounding houses. Wants to maintain the decorative color. The dark trim faded out in the last century.				
Public Concerns (5:55)	<p>John Shaffer- Stowe Mountain Builders.</p> <p>Pohl- Using HDC approved colors. Hamilton Blue, Booth Bay Grey, Covington Blue.</p> <p>Watterson- No concerns.</p> <p>Oliver- No concerns</p> <p>McLaughlin- No concerns.</p>				
Motion	<p>Motion to move after 1 Caroline Way applications. (4:32) (Watterson)</p> <p>Motion to Approve with the amended colors at the meeting and to update colors on application and provide color chip to the office. (Oliver)</p>				
Vote	Carried unanimously.			Certificate #	71946
4.	Square Seven Mangmnt NB	1 Caroline Way	Demo/move dwelling	82-29	Linda Williams
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Paulo Vicente ; Vicente-Burn Architects- House built 1975				
Public Concerns (4:59)	<p>Pohl- No Concerns</p> <p>Oliver- No Concerns</p> <p>McLaughlin- No concerns.</p> <p>Watterson- no concerns</p>				
Motion	Motion to Approve. (Watterson)				
Vote	Carried unanimously			Certificate #	71944

5.	1 Caroline Way, LLC	1 Caroline Way	New dwelling	82-59	Vincente-Burin Arch.
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Paulo Vicente; Vincente-Burn Architects- Presented project. House and guest house are connected. Showed photo of precedent at the corner of Wall and Caroline.				
Public	None				
Concerns (5:01)	<p>Oliver- Doesn't know where the front door is in relation to the rest of the house. Appreciates the size and scale. Would prefer not to have a connection. It reads as two separate houses with same size. Typically, one should be less in size. The deck can stay but the roof should go.</p> <p>McLaughlin- 6 light dormers do not match the house. Windows don't match the window schedule. East elevation shed roof does not have a pitch. South elevation two windows in the dormer don't match. Questioned which elevation was the front.</p> <p>Watterson- Likes the design. Agrees with Oliver on the rafter tails. It helps that it's natural. Suggests corbeling at the top of the chimney.</p> <p>Pohl- Likes the design. Create a differential in height between the house and guest house. Maybe change spacing from 16 inches to 24 inches. He likes the rafter detail. Would like photos of the area. Front of the house faces Austine Locke to the East. Work on window schedule and proposed rafter.</p>				
Motion	Motion to Hold for revisions. (Watterson)				
Vote	Carried unanimously.				
6.	1 Caroline Way, LLC NB	1 Caroline Way	Shed	82-59	Vincente-Burin Arch
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan.				
Representing	Paulo Vicente; Vincente-Burn Architects- Presented project.				
Public	None				
Concerns (5:20)	<p>Watterson- Likes design. Board and batten on gable end, could it be wider board 1 x 10 or shingle.</p> <p>Oliver- Would like a more simplified design, no transoms. Would like to see on different location on-site. Likes that the pool (next application) is incorporated in deck.</p> <p>McLaughlin- Transoms not appropriate for that area.</p> <p>Pohl- Remove transom on north and keep the one on the South and you would get plenty of light. Agrees with Watterson's comments on board and batten.</p>				
Motion	Motion to Hold for revisions. (Watterson)				
Vote	Carried unanimously.				
7.	1 Caroline Way, LLC NB	1 Caroline Way	Pool, Hardscape	82-59	Vincente-Burin Arch
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan.				
Representing	Paulo Vicente; Vincente-Burn Architects- Presented project. Pool has auto cover. Fence to shield view. There is a grade change and the pool is recessed behind.				
Public	Doug Scholm- There is a picket gate at the Old Mill on Prospect Street.				
Concerns (5:30)	<p>Oliver- Connect the fence on West because area is wide open. The pool looks like it is in the deck. Questioned the foot bath. Doesn't know what the gate looks like.</p> <p>Watterson- Agrees with Oliver. Suggests stakes for viewing</p> <p>McLaughlin- No concerns.</p> <p>Pohl- You have a direct view of the pool through the breezeway. Gate is a split-rail.</p>				
Motion	Motion to Hold for revisions. (Watterson)				
Vote	Carried unanimously.				

8. Crowley, James **NB** 8 Wall Street New dwelling 82-99 Vicente-Burin Arch

Voting Pohl, McLaughlin, Oliver, Watterson
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence.
 Representing **Paulo Vicente**; Vicente-Burn Architects- Presented project. This is a small upside-down house. Juliette balcony will not be seen. There are several second -floor balconies and decks in the area. House is angled for the view.

Public None
 Concerns (5:36) **Pohl-** Massing tis ambiguous. Would like it more simplified. Understands the reason for the angle. Does not think you will notice. There are shingled parapets and some that are open. Questioned choice in paint colors with natural trim.
Oliver- Design is varied. The bay is unusual, on the west window is bumped up a little high. Needs to be simplified and maybe additive massing. Does not know if there are any buildings in the area that are angled. The balustrades are tight and atypical. Needs to be mores spaced out for a lighter feel.
Watterson- Agrees with everything stated. Second floor deck on south elevation to be pushed back. The North elevation reads atypical.
McLaughlin- Dutch door is not typical for Nantucket. The windows are not marked on any of the elevations. Needs harmony. Change pitch in gable to a 7.

Motion **Motion to Hold for revisions. (McLaughlin)**
 Vote Carried unanimously. Certificate #

9. Flannery, Lawrence 14 Midland Avenue Shed 59.3-171 Chris Perry

Voting Pohl, McLaughlin, Oliver, Watterson
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.
 Representing **Chris Perry**-Presented project.
 Public **Linda Williams-** MAB- Clarified MAB concerns for the record.
Staff- Application was not filled out properly.
 Concerns (5:47) **Oliver-** Questioned the position on the locus map. Does not like the transom and board and batten doors.
Watterson- Agrees with Oliver. Windows should match the house, 1/1.
McLaughlin- Visible from the road.
Pohl- Get rid of transom and doors to be vertical batten doors.

Motion **Approved through Staff with the application to be filled out properly, no transom, window panes and/or configuration to match house and doors to be batten NTW. (Oliver)**
 Vote Carried unanimously. Certificate # 71945

V. NEWBUSINESS

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. O'Donnell, Michael	2 Gardner Street	Window changes	42.3.3-149	Linda Williams

Voting Pohl, McLaughlin, Oliver, Watterson
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.
 Representing **Linda Williams-** Presented project and provided current picture
 Public None
 Concerns (6:05) **Oliver-** No concerns.
Watterson- No concerns.
Pohl- No concerns. Limited visibility.
McLaughlin- Thinks it's too modern for that area. Should put two 15 light not 6 light. He thinks it will be visible.

Motion **Motion to Approve as submitted. (Oliver)**
 Vote Carried 3-1// McLaughlin opposed Certificate # 71947

2. Great State Property	92 Washington Street	Demo main house	42.2.3-22	Smith & Hutton Arch
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Joe Deimler and Scott Hutton; Smith & Hutton Architect- Presented project, built in 1965. Building has significant rot. Moving is not feasible due to rot.			
Public	None			
Concerns (6:13)	Pohl- No concerns Oliver- No concerns Watterson- Application should be amended to read demo-move off McLaughlin- It is not architectural significant.			
Motion	Motion to Approve and amend the application to read Demo/Move Off. (Watterson)			
Vote	Carried unanimously.		Certificate #	71948
3. Great State Property	92 Washington Street	New dwelling	42.2.3-22	Smith & Hutton Arch
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Joe Deimler and Scott Hutton; Smith & Hutton Architect-Presented project			
Public	None			
Concerns (6:18)	Oliver- Require a survey plan from an engineer from FEMA to verification. Likes the design for the area. Would prefer the lattice vertical and horizontal. Likes the awning window being hopper. Windows should be TDL. Glazing under porch is fine. Watterson- agrees with Oliver. Windows flanking the front door could be double hung or 6/1. Prefer north elevation 4 /1 window. Would like pergola to be NTW. McLaughlin- He likes the West elevation door. Pohl- Glass in door or side lights, not both. Board can write a letter to the building department for energy code requirements if want to use SDL's.			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried unanimously.		Certificate #	
4. Gastellano, Richard	109 Main Street	Spa/bluestone/patio	42.3.3-150	Atlantic Landscaping
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 4-0		Certificate #	
5. Constance, Greene	4 Sandwich Road	Demo	54-227	Lindsay Congleton
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	Motion to Hold for representation. (Watterson)			
Vote	Carried 4-0		Certificate #	

6.	Relihan, Robert	4 1/2 Gay Street	Fence	42.3.4-17	Jeff Morash
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing Public	Jeff Morash- Represented project. Type II picket fence with original gate				
Concerns (6:29)	<p>Oliver- If they want to keep the gate that they have, likes the curve.</p> <p>McLaughlin- The gate should match the fence.</p> <p>Watterson- Type II with a curved type II gate.</p> <p>Pohl- Change to type two picket fence, gate is an anomaly. Approval option keep gate with curve or curve as a type II.</p>				
Motion	Motion to approve through staff with Type II fence and keeping existing gate. (Oliver)				
Vote	Carried unanimously.		Certificate #	71949	
7.	Reade, Arthur	17 Millers Lane	New dwelling	68-123	Tommaso Conti
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing Public	Tommaso Conti- Presented project.				
Concerns (6:37)	<p>Oliver- Would like to see what the other properties are before a decision is made. There is talk of making that area open. She appreciates the scale. The chimney is a bit big. The house does not address any streets.</p> <p>Pohl- The road to the south will be opened-up. Would like information on the status of the easements in the area. Make chimney cap more traditional.</p> <p>Watterson- The solution may be to rotate the building. Looks under fenestrated.</p> <p>McLaughlin- No concerns.</p>				
Motion	Motion to Hold for more information from Land bank and minor revisions. (Watterson)				
Vote	Carried 4-0		Certificate #		
8.	Nant. Islands Land Bank	48 S. Cambridge Street	Revision; change of material	59.3-42	Leedara Zola
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing Public	Leedara Zola, Nantucket Islands Land Bank- Presented project. Removing wood deck and replacing with grass				
Concerns (6:48)	<p>Pohl- Will be able to differentiate. No concerns.</p> <p>McLaughlin-No concerns.</p> <p>Watterson-No concerns.</p> <p>Oliver-No concerns.</p>				
Motion	Motion to Approve. (McLaughlin)				
Vote	Carried unanimously.		Certificate #	71950	
9.	Mayer, Leslie	14 Broadway	Historic Determination/chimney	73.1.3-101	Nantucket Carpentry
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing Public	Patrick McCarthy; Nantucket Carpentry- Presented project. Historic determination for the windows				
Concerns (6:53)	<p>John Hedden- Will be able to write a letter to the building department There is no question as to the age of this structure.</p> <p>McLaughlin- No concerns.</p> <p>Watterson-No concerns.</p> <p>Pohl- No concerns.</p> <p>Oliver- No concerns.</p>				
Motion	Motion to approve as submitted. (McLaughlin)				
Vote	Carried unanimously.		Certificate #	71951	

10. NHA		15 Broad Street	Door change	42.4.2-61	Doug Scholm
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	James Russell ; Executive Director, Nantucket Historical Association; Ed Rudd ; Dir. of Facilities. Mr. Russell discussed future changes to the NHA properties. They will be making a number of changes to the Broad Street campus. Proposed doors are to reflect the changes.				
Public	Doug Scholm - Presented project. Provided pictures of doors in the neighborhood due to HSAB concerns.				
Concerns (6:58)	Marsh Fader - Might find some precedent for mid-19 th century glazing on doors that are historically appropriate for that area. Oliver - Fine with the door proposed for gift shop and side door. The door for the original historic building, the Candle Factory, is not fitting. Take out squares in door and make part of it glass. The door needs to have its own identity. McLaughlin - Twelve- light with single panel is more appropriate. Paint it red. Watterson - Agrees with McLaughlin. Would like to see a half glass door. Maybe a single panel on bottom with half glass. Could be single light. Would tie in with the other doors. Tristams' red. Pohl - Drawing is not completely accurate. Agrees with Watterson. Plenty of precedent of glass doors. Come up with something that would work with existing side-lights. Also likes red.				
Motion	Motion to Hold for revisions. (Watterson)				
Vote	Carried 4-0		Certificate #		
Break at 7:20 pm					
11. Simone M.D., James		20 Hussey Street	Revisions	42.3.4-130	NAG
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	Stephen Theroux, NAG- Presented project.				
Public	None				
Concerns (7:31)	Pohl - Read HSAB comment, no concerns. Watterson - No concerns. Oliver - No concerns. McLaughlin - No concerns.				
Motion	Motion to Approve as submitted (Oliver)				
Vote	Carried unanimously.		Certificate #	71952	
12. Sconset Low Beach Trust		27 Low Beach Road	Shed	74-37.4	NAG
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	Stephen Theroux , NAG- Presented project.				
Public	None				
Concerns (7:32)	Pohl - Read HSAB concerns. Brackets should be straight. Watterson - Agrees with Pohl on brackets. Otherwise, no concerns. McLaughlin - Post should be straight not curved. Oliver - No concerns.				
Motion	Motion to Approve though staff with the brackets being straight (Oliver)				
Vote	Carried unanimously.		Certificate #	71953	

Item	Address	Description	Area	Notes	Staff
13. Sconset Low Beach Trust	27 Low Beach Road	Hardscape-firepit	74-37.4	NAG	
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	Stephen Theroux , NAG- presented project.				
Public	None				
Concerns (7:36)	Pohl- Read HSAB, no concerns. McLaughlin- No concerns. Oliver- No concerns. Watterson- No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried		Certificate #	71954	
14. Cuneo, Jack	122 Wauwinet Road	Board walk	11-32		Ethan McMorrow
Voting	Pohl, McLaughlin, Watterson				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation				
Representing	Val Oliver , Presented project				
Public	None				
Concerns (8:35)	McLaughlin- No concerns. Watterson- No concerns. Pohl- No concerns.				
Motion	Motion to Hold for representation. (Watterson) (7:39)				
	Motion to Approve. (Watterson)				
Vote	Carried unanimously.		Certificate #	71964	
15. Ferguson, Norval	2 Corby Way	New dwelling	67-3		Ethan McMorrow
Voting	Pohl, McLaughlin, Watterson				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence.				
Representing	Val Oliver , Presenting project; Norval Ferguson ; homeowner				
Public	None				
Concerns (7:40)	Pohl- Asked why gable facing south is a 7 and not an 8. Watterson- Agrees with Pohl. Move 7 to an 8 pitch. Likes the design, otherwise. McLaughlin- No concerns.				
Motion	Motion to Approve through staff with changing South facing gable from 7/12 to an 8/12 to match main gable. (Watterson)				
Vote	Carried unanimously.		Certificate #	71955	
16. Cliff Ack Realty Trust	96 Cliff Road	Rev. 71826, fenestration	41-15		Ethan McMorrow
Voting	Pohl, McLaughlin, Watterson				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	Val Oliver , presenting project;				
Public	None				
Concerns (8:37)	Watterson- No concerns. McLaughlin- Windows should match the others. Pohl- No concerns.				
Motion	Motion to Hold for Rep (Watterson) 19:39				
	Motion to Approve. (Watterson)				
Vote	Carried unanimously.		Certificate #	71965	

17. Whitney, John	27 Broadway	Hardscape	73.1.3-91	Sconset Gardener
18. 86 Main N. T.	86 Main Street	Arbor, gate	42.3.3-66	Sconset Gardener
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:44)	Not opened at this time.			
Motion	Motion to Hold item 17 and 18 for representation. (Watterson)			
Vote	Carried 4-0	Certificate #		
19. Cunningham, Tom	6 Emily Street	Addition	49.2.3-44	Marsha Fader
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Marsha Fader , Presented project. Existing summer cottage in Sconset which has evolved over time. Additions does not change the footprint.			
Public	None			
Concerns (7:45)	Watterson - Likes design and is appropriate. McLaughlin - South elevation should be hoppers. Oliver - No concerns. Pohl - Read SAB, no concerns. Change awning windows to hoppers on East and South Elevation.			
Motion	Motion to Approve through Staff with all current shown as awnings to go to hoppers. (McLaughlin)			
Vote	Carried unanimously.	Certificate #	71956	
20. Cunningham, Tom	6 Emily Street	Parking changes	49.2.3-44	Marsha Fader
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Marsha Fader , Representing project.			
Public	John Hedden - may have to go to Zoning Board.			
Concerns (7:52)	Oliver - No concerns. Watterson - No concerns. McLaughlin - No concerns. Pohl - Read SAB, no concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried unanimously.	Certificate #	71957	
21. Miller, Chandra	13 Dover Street	Addition	55.4.1-196	Thornwill Design
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Chandra Miller; home owner presented project. Addition is for an interior staircase.			
Public	None			
Concerns (7:55)	Oliver - Split the windows on the west like the ones the north McLaughlin - No concerns. Watterson - No concerns. Pohl - Read HSAB comments. Not liking windows ganged together on west elevation.			
Motion	Motion to Approve through staff to separate the windows on West elevation, slightly. (Oliver)			
Vote	Carried unanimously.	Certificate #	71958	

Proposed HDC Minutes for February 26, 2019

22. Michalowski, Peter	46 Vesper Lane	Additions	56-30	Thornewill Design
23. Michalowski, Peter	46 Vesper Lane	Shed demo	56-30	Thornewill Design
24. Michalowski, Peter	46 Vesper Lane	New cottage/cabana	56-30	Thornewill Design
25. Michalowski, Peter	46 Vesper Lane	Demo pool/patio	56-30	Thornewill Design
26. Michalowski, Peter	46 Vesper Lane	New pool/patio	56-30	Thornewill Design
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (7:57)	Not opened at this time.			
Motion	Motion to Hold items 22 to 26 for representation (Oliver)			
Vote	Carried 4-0			
27. Comfort Storage II, LLC	11 Amelia Drive	Exterior cameras	Certificate # 67-432	Charles Lenhart
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence.			
Representing	Charles Lenhart, presented project. Due to regulations, there can be no blind spots. Installed cameras without permission.			
Public	None			
Concerns (7:58)	McLaughlin- Asked if there were to be a fine Pohl- All 17 cameras on the exterior are a requirement for this business Watterson- John Hedden, when inspected			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously. Certificate # 71959			
28. Lenhart, Charles	25 Dukes Road	Roof top solar	41-530.3	ACK Smart
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence.			
Representing	Zachary Dusseau, ACK Smart; Charles Lenhart, homeowner.- Presented project;			
Public	None			
Concerns (8:03)	Oliver- Would like all on panels on the south to go same direction. Otherwise, no problems Watterson- No concerns. McLaughlin- Thinks it will be highly visible. Pohl- No concerns.			
Motion	Motion to Approve. (Watterson)			
Vote	Carried unanimously. Certificate # 71960			
29. 202 Eel Point R. T.	202 Eel Point Road	New deck/frnt dr/windows	38-2.3-181	Sanne Payne
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:06)	Not opened at this time.			
Motion	Motion to Hold for Representation and to be heard at March 5, 2019 meeting. (Watterson)			
Vote	Carried 4-0 Certificate #			

30. Sherry, Reema	60 Pochick Avenue	Barn	79-162	Val Oliver
Voting	Pohl, McLaughlin, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence			
Representing	Val Oliver , Presented project. 16 feet, 8 inches in height.			
Public	None			
Concerns (8:28)	McLaughlin - Concerned it will be seen Watterson - No concerns and it's low Pohl - Not visible. The building is 16 feet, 8 inches high.			
Motion	Motion to hold after BPC. (Watterson) (8:04) Motion to Approve. (Watterson)			
Vote	Carried 2-1//McLaughlin abstained		Certificate #	71962
31. Old South Road, LP	31 Old South Road	Demo	68-3	Val Oliver
Voting	Pohl, McLaughlin, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence			
Representing	Val Oliver , Presented project.			
Public	None			
Concerns (8:33)	Watterson - No concerns. McLaughlin - No concerns. Pohl - No concerns.			
Motion	Motion to Hold after BPC. (Watterson) (8:05) Motion to Approve as Demo/Move off. (Watterson)			
Vote	Carried unanimously.		Certificate #	71963
32. Sullivan Krueger Family Tr	6 New Lane	New dwelling	41-294	BPC
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Joe Paul , BPC- Presented project. The demo will be on next week's old business. 1949 aerial shows that it was built. Both projects are modifications Mariner Way. There are two different lot configurations. The footprint of the house affects the lot line in the back. That's why they need to be talked about together.			
Public	None			
Concerns (8:07)	Pohl -Read HSAB comments. Asked to view the Ackermuck Way plans. Comparing both plans there might be some advantage to flipping the two houses. Oliver -What is working against you is that this house is right up to the property line. Needs to be smaller. Thinks it would be better to switch the house on Ackermuck Way with this house. This house is modern for the area. Watterson - No comments made. McLaughlin - No comments made.			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 4-0		Certificate #	
33. Sullivan Krueger Family Tr	2 Ackermuck Way	New dwelling	41-294	BPC
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Joe Paul, BPC- Presented project. A simple four bay house. Design is based on Mariner Way houses, but lower. Would be open to moving the houses around.			
Public	None			
Concerns (8:16)	Pohl - Likes the design would be appropriate. Thinks it's charming Oliver - Likes the design as well. Watterson - No concerns. McLaughlin - The B and C windows should be hoppers. John Hedden - Read HSAB comments.			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 4-0		Certificate #	

34. Popnikolov, Alex 2 Quail Lane Window revisions 67-255.1 Concept Design
 Voting Pohl, McLaughlin, Oliver
 Alternates None
 Recused Watterson
 Documentation Architectural elevation plans, site plan, photos, correspondence.
 Representing **T.J Watterson**, Concept Design- presented project
 Public None
 Concerns (8:25) **Oliver-** 6 light panes in the front of the house-North. No concerns with skylight
McLaughlin- No concerns
Pohl- No concerns.
 Motion **Motion to Approve with two double hung windows having 6/6 panes (McLaughlin)**
 Vote Carried unanimously Certificate # **71961**

35. Carlin, Jane 4 Head of Plains Rev 71884; garage 63-7 Concept Design
 Voting Pohl, McLaughlin, Oliver
 Alternates None
 Recused Watterson
 Documentation None
 Representing None
 Public None
 Concerns (4:34) Not opened at this time.
 Motion **Motion to Hold and for applicant to sign up for next meeting. (Oliver)**
 Vote Carried 3-0 Certificate #

36. Pohl, Raymond 24 Pine Street Addition 42.3.2-110 Botticelli & Pohl
37. Belichick, William 38 Shell Street Rev 71327; addition 73.1.4-52 Botticelli & Pohl
38. 39 Hulbert, LLC 39 Hulbert Avenue Rev 69356; add water table 29-19 Botticelli & Pohl
39. 39 Hulbert, LLC 39 Hulbert Avenue Rev 69355; add water table 29-19 Botticelli & Pohl
 40. Longpath Nominee Trust 87 Hummock Pond Road New dwelling 56-310.1 Botticelli & Pohl
 41. Connors, Timothy 65 Monomoy Road Rev 71853; addition MH 43-108 Botticelli & Pohl
 42. Town of Nantucket 150 Orange Street Hardscape bus shelter 55-59.1 Emeritus
 43. Netore, LLC 34 Dukes Road New dwelling 56-187 Emeritus
 44. Black, Darren 28 Eel Point Road New second dwelling 40-44 Emeritus
 45. Black, Michele 28 Eel Point Road Rev 71606; hardscape 40-144 Ahern, LLC
 46. Feeley, James 3 Evergreen Way New barn 68-726.1 Cottage & Castle
47. Hidalgo, Carlos 55 Fair Street Rev 66985 55.4.1-74 Kelly Ennis
 Voting Pohl, McLaughlin, Oliver, Watterson
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (8:44) Not opened at this time.
 Motion **Motion to Hold for items 36 to 47 and other applications not heard tonight for Thursday February 28, 2019. (Oliver)**
 Vote Carried 4-0 Certificate #

VI. OTHER BUSINESS	
Approve Minutes -	February 7 & 12, 2019- No vote taken
Review Minutes	February 14 & 19, 2019 – No vote taken
Other Business -	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. • Discussion of design work session meeting for Surfside Crossing. • Discussion of drafting a letter to the Select Board in regard to upper Main Street sidewalk and road work. • Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications. • Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent agenda and posting approved colors on the Town website. • Discussion of potential work at the airport and section 106. • Review and possible vote on draft letter in regard to support for designating Nantucket Sound as a National Historic Landmark.
Commission Comments	

Adjourned at 8:45 pm by unanimous consent.
 Submitted by: Cathy Flynn

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Proposed