



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, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Monday, January 4, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: None
Early Departures: McLaughlin, 8:59 p.m.

Agenda adopted by unanimous consent.

Motion **Motion to Approve the agenda. (Coombs)**

Roll-call Vote Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye

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. William McKenna 12-2622 | 6 Kings Way | Addition + deck | 30/276 | NAG |
| 2. Barbara Von Der Groeben 12-2629 | 132 Main Street | Roof change | 42.3.3/45 | Steven Stockigt |
| 3. Gil Juanita Vernal 12-2630 | 4 Hull Lane | Roof change | 67/278 | Steven Stockigt |
| 4. Timothy Connors 12-2636 | 65 Monomoy Road | Rev. 12-0398: remove shutters | 43/108 | Botticelli + Pohl |
| 5. Rodney Goldstein 12-2637 | 6 Sankaty Road | Roof change | 73.1.4/23 | Botticelli + Pohl |
| 6. A Stader 12-2632 | 9 Uncatena Street | Fenestration change | 87/26 | Val Oliver Design |
| Voting | Coombs (acting chair), McLaughlin, Camp, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | Pohl, Oliver | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No concerns. | | | |
| Motion | Motion to Approve. (McLaughlin) | | | |
| Roll-call Vote | Carried 5-0//Welch, Camp, Thornewill, McLaughlin, and Coombs-aye | Certificate # | HDC2020-12-(as noted) | |

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. Philip Allen 12-2638 | 6 Deer Run Road | Move on frm 218 Cliff | 57/14.5 | Self |
| • Due to lack of visibility | | | | |
| 2. TJL Properties 12-2625 | 24 Bartlett Farm Road | Rev.09-1657:fens+bump | 65/86 | Emeritus |
| • Reduce window on east elevation by 6 inches | | | | |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch, Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No additional concerns. | | | |
| Motion | Motion to Approve through staff per noted conditions. (Coombs) | | | |
| Roll-call Vote | Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye | Certificate # | HDC2020-12-(as noted) | |

IV. NEW BUSINESS (carried over)

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----------------|---|-----------------------|----------------------|-------------------|------------------------|
| 1. | Steven L. Cohen 12-2580 | 6 Village Way | Move off/demo bldg. | 14/42 | Workshop/APD |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | | |
| Representing | Andrew Kotchen, Workshop/APD | | | | |
| Public | Linda Williams, resident to the west. | | | | |
| Concerns (4:37) | <p>Kotchen – Presented project; not sure if it can be moved - floor is in the dirt and road is narrow; not insulated. Backus – 1940s bungalow; there was no historical survey; would be nice to have more historical information. Williams – The three houses are all 1 story and were part of the original Pocomo settlement. Agrees about knowing would go in its place and that it fits in. Suggested a view of the structures on Village Way. Oliver – Asked if it can be moved. Would prefer it be repurposed. Coombs – This is 75 years old; she'd like to see the new dwelling proposal first. Camp – It is a charming and it would be nice if it's replaced with something low profile. Okay with the move/demo. McLaughlin – Not against the demolition. Pohl – This is charming; we will all want the new building to be in scale with what is there now.</p> | | | | |
| Motion | Motion to Approve as a move-off/demolition through staff with inclusion of more history into the file. (Oliver) | | | | |
| Roll-call Vote | Carried 4-0//Camp, McLaughlin, Oliver, and Pohl-aye; Coombs abstain | | | Certificate # | HDC2020-12-2580 |
| 2. | 103 Main St, LLC 12-2577 | 103 Main Street | Spa and hardscape | 42.3.3/153 | Atlantic Landscaping |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | | |
| Representing | Lindsay Congleton, Atlantic Landscaping Inc. | | | | |
| Public | None | | | | |
| Concerns (4:49) | <p>Congleton – Presented project; house was built 15 years ago; owner isn't willing to reduce the size of the spa. Backus – Read HSAB comments: probably not visible; ensure spa meets zoning requirements. This is an infill lot circa 2005. Camp – Concerned about it being in the old historic district (OHD) and concerned about the amount of hardscaping on this tiny lot. If she were to vote in favor of this, the spa would have to be reduced in size; this lot is packed with very little green space left. 15-feet is a pool, not a spa. Coombs – The spa should be 8X10 and come away from the hedge; the spa and surround run from lot line to lot line. Oliver – The fence will be visible and should be more congruent with what's there. McLaughlin – There is no visibility of this. Pohl – This is a lot of hardscape packed into a small lot, but much is existing. It is not visible. Agrees the fence should be lower and match existing. The Town has ruled what constitutes a pool and a spa; that is in zoning.</p> | | | | |
| Motion | Motion to Approve through staff with the fence to match existing. (McLaughlin) not carried | | | | |
| Roll-call Vote | Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye | | | Certificate # | |
| 3. | Carrie Phillips 12-2584 | 4 Okorwaw Avenue | MH addition | 79/131 | JB Studio |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Juraj Bencat, JB Studio | | | | |
| Public | None | | | | |
| Concerns (5:03) | <p>Bencat – Presented project. Camp – South elevation, this is the most important view; the left massing shed dormer windows are too large. Coombs – This is architecturally correct for the area. Oliver – No concerns. McLaughlin – Finds nothing objectionable.</p> | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye | | | Certificate # | HDC2020-12-2584 |

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|-------------------------|--|-------------------|-------------------------|---------------|------------------------|
| 4. Carrie Phillips | 12-2585 | 4 Okorwaw Avenue | Relocate garage on site | 79/131 | JB Studio |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Juraj Bencat, JB Studio | | | | |
| Public | None | | | | |
| Concerns (5:10) | Bencat – Presented project. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried //Camp, McLaughlin, Coombs, Oliver, and Pohl-aye | | | Certificate # | HDC2020-12-2585 |
| 5. Carrie Phillips | 12-2586 | 4 Okorwaw Avenue | New cabana | 79/131 | JB Studio |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Juraj Bencat, JB Studio | | | | |
| Public | None | | | | |
| Concerns (5:11) | Bencat – Presented project. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye | | | Certificate # | HDC2020-12-2586 |
| 6. Carrie Phillips | 12-2587 | 4 Okorwaw Avenue | Pool and hardscape | 79/131 | JB Studio |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | | |
| Representing | Juraj Bencat, JB Studio | | | | |
| Public | None | | | | |
| Concerns (5:12) | Bencat – Presented project. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0// Camp, McLaughlin, Coombs, Oliver, and Pohl-aye | | | Certificate # | HDC2020-12-2587 |
| 7. 3 Pleasant Street NT | 12-2583 | 3 Pleasant Street | Hardscape | 42.3.3/15 | 'Sconset Gardener |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | | |
| Representing | Marty McGowan, 'Sconset Gardener Linda Williams | | | | |
| Public | None | | | | |
| Concerns (5:13) | McGowan – Presented project. Williams – Lack of visibility has been established; there will be no change to the driveway. Backus – Read HSAB comments: regarding expanding driveway, planning board requirement and not appropriate for OHD; stonewall okay; spa not visible. HSAB comments were based upon a previous submission. McLaughlin – Brick should be running bond. No concerns. | | | | |
| Motion | Motion to Approve. (Camp) | | | | |
| Roll-call Vote | Carried 5-0//McLaughlin, Oliver, Coombs, Camp, and Pohl-aye | | | Certificate # | HDC2020-12-2583 |

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|------------------|---|------------------------|-------------------------|---------------|------------------------|
| 8. Tamara Wing | 12-2582 | 52 West Chester Street | Additions + alterations | 41/381 | Emeritus |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos, historical documentation and . | | | | |
| Representing | Matt MacEachern, Emeritus Development | | | | |
| Public | None | | | | |
| Concerns (5:22) | <p>MacEachern – Presented project; original date is 1850 and moved to site in 1925.</p> <p>Backus – Read HSAB comments: From National Historic Landmark (NHL) data 1830 Greek Revival but local survey says 1850; proposed pediment is not Greek Revival; bumpout addition is inappropriate; west gable addition not symmetrical – drop wall and step back.</p> <p>Oliver – A lot of this is okay. Agrees with HSAB bumping out is inappropriate. The way this is set, the rear is not visible.</p> <p>Coombs – South elevation, asked if the left addition could be dropped to increase the break between the masses, too much space between the top of the doors to the eave.</p> <p>Camp – The proposed is a good attempt but to the detriment of the historic facade.</p> <p>McLaughlin – North elevation, the added gable roof should be a minimum pitch of 6/12. Rear isn't visible.</p> <p>Pohl – Agrees with Ms. Coombs about the left wing of the south elevation. The projecting gable compromises the simplicity of the historic façade. South elevation, doesn't like the salt-box thing that raises the 2nd floor.</p> | | | | |
| Motion | Motion to Hold for revisions. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye | | | Certificate # | |
| 9. Laura Steele | 12-2592 | 2A South Pasture Lane | New dwelling | 80/297.2 | Isaiah Stover |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Isaiah Stover | | | | |
| Public | None | | | | |
| Concerns (5:36) | <p>Stover – Presented project; north elevation (left) faces the road; trim natural to weather, sash sandtone, doors Hamilton blue.</p> <p>Oliver – We approved two houses like this at 28' tall; this is appropriate for the area.</p> <p>Coombs – It is appropriate.</p> <p>Camp – No concerns.</p> | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | |
| Roll-call Vote | Carried //Camp, Oliver, Coombs, McLaughlin, and Pohl-aye | | | Certificate # | HDC2020-12-2592 |
| 10. Carl Nielson | 12-2549 | 15 Bassett Road | Rev. 70309: hardscape | 26/59 | KM Designs |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Welch, Thornewill | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos. | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (5:39) | Not opened at this time. | | | | |
| Motion | Motion to Hold for representation. (Oliver) | | | | |
| Roll-call Vote | Carried 5-0// Coombs, McLaughlin, Camp, Oliver, and Pohl-aye | | | Certificate # | |

V. OLD BUSINESS (carried over)

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|-----------------------------------|---|------------------------|-------------------|------------------------|
| 1. Sea La Vie, LLC 11-2255 | 42 Dukes Road | Pool pavilion + shower | 56/249 | NAG |
| Voting | Pohl, Coombs, Camp, Oliver, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos. | | | |
| Representing | Bill McGuire, Nantucket Architectural Group | | | |
| Public | None | | | |
| Concerns (5:40) | <p>McGuire – Reviewed additional information submitted per previous concerns; trim is white.</p> <p>Camp – Rose of Sharon is deciduous so won't screen in the winter. She'd prefer a natural-to-weather pergola; adding another roof is too much.</p> <p>Oliver – She's concerned about the visibility from Vestal Street.</p> <p>Coombs – She thinks this is very complicated. With the visibility caveat would be the only way she could approve this.</p> <p>Thornewill – From Vestal Street, there is a wall of Leland Cyprus the length of the property. There is an existing pergola that could be extended. She's concerned about overuse of Leland Cyprus; they don't do well in extreme storms.</p> <p>Pohl – If it were centered on the pool, it would be better. The roof and eave will be visible even with the Leland Cyprus hedge. The issue is that this would appear as on long roof with the cabana.</p> | | | |
| Motion | Motion to Hold for revisions. (Thornewill) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, Coombs, Thornewill, and Pohl-aye | | Certificate # | |
| 2. EPR RGH, LLC 11-2340 | 119 Eel Point Road | Second dwelling | 33/17.2 | Brook Meerbergen |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos. | | | |
| Representing | Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (5:55) | <p>Meerbergen – Reviewed changes made per previous concerns.</p> <p>McLaughlin – West elevations, the dormer needs to come off the front wall one foot; it looks flush from the side.</p> <p>Pohl – The west elevation eave is very large, so the dormer would look set back.</p> | | | |
| Motion | Motion to Approve through staff with the west elevation dormer moved 6" back from the plain below. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye | | Certificate # | HDC2020-11-2340 |
| 3. EPR RGH, LLC 11-2339 | 119 Eel Point Road | Pool & hardscape | 33/17.2 | Brook Meerbergen |
| Voting | Pohl, Coombs, McLaughlin, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | (Camp took a break) | | | |
| Documentation | Landscape design plans, site plan, photos. | | | |
| Representing | Brook Meerbergen | | | |
| Public | None | | | |
| Concerns (6:05) | <p>Meerbergen – Reviewed site plan submitted per previous approvals.</p> <p>Welch – Confirmed that the topography indicated in the cover sheet is accurate.</p> <p>No concerns.</p> | | | |
| Motion | Motion to Approve. (Oliver) | | | |
| Roll-call Vote | Carried 5-0//Welch, Coombs, Oliver, McLaughlin, and Pohl-aye | | Certificate # | HDC2020-11-2339 |

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|-----------------|---|--------------------|----------------------|------------------------|-------------------|
| 4. | 16 Western Preserv. Trust 12-2395 | 16 Western Avenue | Addition/renovations | 87/72 | Botticelli + Pohl |
| Voting | Coombs (acting chair), McLaughlin, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | (Camp took a break) | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory comments. | | | | |
| Representing | Lisa Botticelli, Botticelli & Pohl | | | | |
| Public | None | | | | |
| Concerns (6:08) | <p>Botticelli – Reviewed changes made per previous concerns and changes to the north elevation per HSAB concerns; suggested a single glass door in the connector with taller crossbucks; might have to go with geo-thermal.</p> <p>Backus – Read HSAB comments: circa 1938 bungalow; requested a forensic analysis of historic color – no white; west dormer should be smaller; previous connector more successful. The location of air-conditioning units (A/C) and meter box need to be shown on the site plan.</p> <p>Oliver – Doesn't agree with HSAB about more glass in the connector facing the street, not traditional fenestration. Suggested for the connector enclosing the existing porch with glass and the crossbucks.</p> <p>Welch – Agrees about clipping the garage gable; doesn't agree with HSAB about the connector glass; omit the crossbucks in the connector.</p> <p>McLaughlin – There are four different roof pitches.</p> <p>Coombs – Doesn't like the full-glass panels in the connector; suggested increasing the height of the crossbucks. Likes Ms. Oliver's suggestion.</p> | | | | |
| Motion | Motion to Approve through staff with a single door and removal of crossbucks on the north elevation of the connector. (Welch) | | | | |
| Roll-call Vote | Carried 4-0//Oliver, McLaughlin, Welch, and Coombs-aye | | Certificate # | HDC2020-12-2395 | |
| 5. | Pam Murphy 10-2090 | 7 Bunker Hill Road | Fence (Lot 1) | 73.4.2/39 | Deborah Wilson |
| Voting | Pohl, Coombs, Camp, Oliver, Welch | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory comments. | | | | |
| Representing | Deborah Wilson | | | | |
| Public | None | | | | |
| Concerns (6:29) | <p>Wilson – Reviewed changes made per previous concerns.</p> <p>Backus – Read SAB comments: proximity of fence to sycamore and Linden trees; should go between houses; suggested fence in hedge; site plan should provide actual location of both structures. The location of the butt end of the fence is of concern.</p> <p>Welch – Asked that if and when approved that a line be added showing the fence location from the left across to the right. Any approval should include the vegetative screening; if it isn't part of the approval, it could become one long fence. Regarding the idea of the top rail not going over the post and every post having a cap along the entire 108 feet, could be a Type II cap with a lower top rail; we approved one over on Ocean Avenue.</p> <p>Oliver – The fence as drawn looks like a 5-foot-tall picket fence; the existing fence has wider vertical boards – a plain natural-to-weather board fence; this should match the existing fence. Wants to know which way the finished side will face – neighbor or applicant; it should face the neighbor.</p> <p>Pohl – The vertical boards end above the structural horizontal board and then are capped; vertical boards should be 1X6. Discussion about whether or not the capped posts would be visible.</p> | | | | |
| Motion | Motion to Approve through staff with the fence to be natural to weather, to have 1X6 vertical boards with cap, and boards facing the neighbors and framing facing the owner. (Welch) | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye | | Certificate # | HDC2020-10-2090 | |

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|-----------------|--|----------------|-----------------------|----------------------|---------------|------------------------|
| 6. | Daniel Omstead | 12-2441 | 9 Quaise Pasture Road | MH add on/renov | 26/20.1 | SMRD |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | | |
| Alternates | Welch, Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Steve Roethke, Steve M. Roethke Design | | | | | |
| Public | None | | | | | |
| Concerns (6:49) | <p>Roethke – Reviewed changes made per previous concerns - all red cedar roof, natural-to-weather trim, and bronze sash. Oliver – Appreciates the changes. Still concerned with the two structures being connected; it reads as very large. The cupola is not working. Coombs – Agrees with Ms. Oliver. The location of the cupola is atypical and doesn't work; it should be eliminated. Camp – Appreciates the changes. Likes it. McLaughlin – No comments. Pohl – He's sort of okay with the cupola; suggested eliminating the cupola. Thinks there will be problems with the connector.</p> | | | | | |
| Motion | Motion to Approve through staff with elimination of the cupola without prejudice and no connector between structures. (Oliver) | | | | | |
| Roll-call Vote | Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye | | | | Certificate # | HDC2020-12-2441 |
| 7. | Daniel Omstead | 12-2439 | 9 Quaise Pasture Road | Cottage add on/renov | 26/20.1 | SMRD |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | | |
| Alternates | Welch, Thornewill | | | | | |
| Recused | None | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Steve Roethke, Steve M. Roethke Design | | | | | |
| Public | None | | | | | |
| Concerns (7:00) | <p>Roethke – Reviewed changes made per previous concerns, same material and color changes; will cleave the east elevation connector roof in favor of a traditional porch. Pohl – The connector roof shows trailing off on the east elevation. No other concerns.</p> | | | | | |
| Motion | Motion to Approve through staff with the east elevation right roof cut off at the corner of the house. (Coombs) | | | | | |
| Roll-call Vote | Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye | | | | Certificate # | HDC2020-12-2439 |
| 8. | Grey Lady, LLC | 12-2478 | 7 Grey Lady Lane | New dwelling | 66/711 | Val Oliver Design |
| Voting | Pohl, Coombs, Camp, Welch, Thornewill | | | | | |
| Alternates | None | | | | | |
| Recused | Oliver | | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | | |
| Representing | Val Oliver, Val Oliver Design | | | | | |
| Public | None | | | | | |
| Concerns (7:05) | <p>Oliver – Reviewed changes made per previous concerns and other modular structures for context of scale. Coombs – No concerns. Camp – South elevation, the two gable dormers feel unbalanced. It could be moved back a little and thus away from the lot lines. Thornewill – Okay but the front porch seems small on such a large face. Welch – No concerns.</p> | | | | | |
| Motion | Motion to Approve as submitted. (Coombs) | | | | | |
| Roll-call Vote | Carried 5-0//Thornewill, Welch, Camp, Coombs, and Pohl-aye | | | | Certificate # | HDC2020-12-2478 |

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|--|---|---------------------|---------------|------------------------|
| 9. Nantucket G&S RT 10-2044 | 81 Vestal Street | Retaining wall | 56/254 | Mark Cutone |
| Voting | Pohl, Coombs, Camp, Oliver | | | |
| Alternates | None | | | |
| Recused | Thornewill | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | |
| Representing | Mark Cutone, Mark Cutone Architecture | | | |
| Public | None | | | |
| Concerns (7:13) | <p>Cutone – Reviewed changes made; driveway is gravel, and wall is poured concrete with a parget; there will be a lot of vegetative screening.</p> <p>Pohl – According to zoning, any retaining wall 4 feet or taller has to stay out of the setback; the proposed 4-foot wall is shown within the front-yard setback; the wall there would have to be reduced to 3’10” so as not to exceed code. Can use the buffer between the drive and wall for plantings. All approved walls are pargetted concrete.</p> <p>Oliver – Any reduction in walls would be good. From the photos, it seems the cabana will be visible; questions how the pool would be screened.</p> <p>Camp – Asked what the materials for the driveway and wall will be. The weather will push the gravel to the bottom of the hill. Asked what part of the wall would be visible from Dukes Road; suggested stone be set into the parget.</p> <p>Coombs – She’s concerned about all the walls, which could be visible from Dukes Road. Likes the idea the cement wall be well covered.</p> | | | |
| Motion | Motion to Approve through staff with vegetation in front of the no-more-than 4-foot pargetted wall and gravel in the drive to be contained with metal edging. (Camp) | | | |
| Roll-call Vote | Carried 4-0//Oliver, Coombs, Camp, and Pohl-aye | | Certificate # | HDC2020-10-2044 |
| 10. Nantucket G&S RT 10-2076 | 81 Vestal Street | Rev.10-0062/05-0888 | 56/254 | Mark Cutone |
| Voting | Pohl, Coombs, Camp, Oliver | | | |
| Alternates | None | | | |
| Recused | Thornewill | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Mark Cutone, Mark Cutone Architecture | | | |
| Public | None | | | |
| Concerns (7:33) | <p>Cutone – Reviewed changes made per previous concerns.</p> <p>Oliver – Questions the shower being attached to this.</p> <p>Camp – Concerned fenestration facing Dukes Road might draw attention to this.</p> <p>Coombs – This is a huge house with pool and cabana with a one-car garage. North elevation would prefer vertical board. West elevation should have a window or two.</p> | | | |
| Motion | Motion to Approve through staff with vertical board on the shower enclosure and a 4-light window on the west and east elevations. (Coombs) | | | |
| Roll-call Vote | Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye | | Certificate # | HDC2020-12-2076 |
| 11. Nineteen Pond View NT 10-2114 | 19 Pond View Drive | New dwelling (MH) | 81/26 | BPC |
| Voting | Pohl, Coombs, Camp, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Joe Paul, BPC | | | |
| Public | None | | | |
| Concerns (7:39) | <p>Paul – Reviewed changes made per previous concerns; we marked any tree greater than 8” caliper; sash is black, roof is natural to weather, sidewall is natural to weather, trim is light grey.</p> <p>Welch – Appreciates the changes. The broader picture is you kept to the aesthetic while bringing in traditional elements. North elevation main ridge came down 3 feet and offsets the roof pitches. The connector has limited visibility. Southwest elevation, the transoms over the door are atypical but approvable due to context. The 30-foot buffer is a welcomed element. If you are going to retain the existing vegetation, asked for a survey noting trees 12 to 15-feet to be retained so if they die, we know what should replace them.</p> <p>Oliver – Appreciates the extra buffer; she’s still doubting it won’t be visible. This is a huge complex of buildings incongruent to anything in the area.</p> <p>Camp – Appreciates the reduction in the main mass and other changes</p> <p>Coombs – Except for 35 Pond View, none of the structures are visible. The 1st-floor won’t be visible; but she’s still concerned about visibility from the pathway.</p> <p>Pohl – The north & south elevation gables, the roof pitches now look flat with 8/12 pitch. Given what’s been said and the reduction in height, he’s okay with it.</p> | | | |
| Motion | Motion to Approve through staff with a plant survey of existing vegetation in the rear buffer area with 4” or greater caliper with approximate height and architectural elements are approved with screening. (Welch) | | | |
| Roll-call Vote | Carried 4-1//Camp, Coombs, Welch, and Pohl-aye; Oliver-nay | | Certificate # | HDC2020-10-2114 |

| | | | | |
|--|---|-----------------------------------|---------------|------------------------|
| 12. William Scannell 12-2446 | 119R Eel Point Road | New dwelling | 33/17.1 | BPC |
| Voting | Coombs (acting chair), McLaughlin, Camp, Oliver, Welch | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Joe Paul, BPC | | | |
| Public | None | | | |
| Concerns (8:03) | <p>Paul – Reviewed changes made per previous concerns.</p> <p>Oliver – Appreciates the changes; the proportions are more pleasing. Has issues with the monitor; a roof walk might be better here.</p> <p>McLaughlin – East elevation, the shed has a 4/12 pitch. South elevation, front door should be a 6-light; the arch is inappropriate; lose the monitor.</p> <p>Coombs – Appreciates changes. The monitor is too big; it does break up the length of the ridge. South elevation, reduce the 6-over-1 windows flanking the door to be less overpowering.</p> <p>Camp – Would prefer a roof walk. South elevation, the ganged dormer windows should be separated; would prefer an eye-brow roof over the front door.</p> <p>Pohl – The monitor is sunk into the roof and, at 12X12, is really wide east to west; would prefer a roof walk. The pediment over the front door and the curve over the door should be simplified.</p> | | | |
| Motion | Motion to Hold for revision. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye | | Certificate # | |
| 13. 218 Cliff Road Associates 12-2461 | 218 Cliff Road | Main house | 40/61.1 | Workshop/APD |
| 14. 218 Cliff Road Associates 12-2459 | 218 Cliff Road | New 2 nd garage/studio | 40/61.1 | Workshop/APD |
| 15. 218 Cliff Road Associates 12-2400 | 218 Cliff Road | Pool and hardscape | 40/61.1 | Ahern, LLC |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Thornewill | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (8:16) | Flynn – No revisions were received; applicant asked these be held for January 19 th . Not opened at this time. | | | |
| Motion | Motion to Hold for January 19th at applicant's request. (Camp) | | | |
| Roll-call Vote | Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye | | Certificate # | |
| 16. D + B Realty Trst 12-2386 | 11 Meadow Lane | Pool house | 41/44 | EMDA |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Welch | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns (8:16) | Not opened at this time. | | | |
| Motion | Motion to Hold for representation. (Camp) | | | |
| Roll-call Vote | Carried 5-0// Oliver, McLaughlin, Coombs, Camp, and Pohl-aye | | Certificate # | |
| 17. Greg Raiff 09-1845 | 100 Low Beach Road | Outbuilding | 75/27 | Emeritus |
| Voting | Pohl, Coombs, Oliver, Welch, Thornewill | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Matt MacEachern, Emeritus Development | | | |
| Public | None | | | |
| Concerns (8:17) | <p>MacEachern – Reviewed changes made per previous concerns; hipped roof option was a study prior to the height reduction.</p> <p>Thornewill – Appreciates the reduction in size. She likes the hipped-roof version; with breaking up the masses, this reads more as a small dune building.</p> <p>Welch – He's fine with or without the hipped roof; but likes Ms. Thornewill's description of a dune building.</p> <p>Oliver – Agrees with Ms. Thornewill about the hipped roof and it is a nice 1-story element. It could be shorter.</p> <p>Coombs – Also likes the hipped roof.</p> <p>Pohl – Also finds the hipped roof preferable; it scales the structure down to 18'8".</p> | | | |
| Motion | Motion to Approve through staff the hipped roof version at a height of 18'8". (Thornewill) | | | |
| Roll-call Vote | Carried 5-0//Welch, Oliver, Coombs, Thornewill, and Pohl-aye | | Certificate # | HDC2020-09-1845 |

18. Greg Raiff **09-1857** 100 Low Beach Road Reno/rebuild + add 75/27 Emeritus
 Voting Pohl, Coombs, Camp, Oliver, Thornewill
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (8:33) **MacEachern** – Reviewed the project and changes made per previous concerns; existing ridge height is 25’1.5” with proposed at 28’6”.
Oliver – Appreciates simplifications made; removal of the 1.5 story program isn’t enough. The existing structure is already 2 stories, and the proposed is adding 1.5 stories for a bedroom; had asked the roof walk be removed. The overall composition is too much and the cumulative effect of this will be negative on the pristine and natural setting.
Coombs – Agrees with Ms. Oliver, the roof walk is not architecturally correct for this structure and needs to be removed. The height should come back down to 25’1.5”. The design needs to work with the setting, and this doesn’t. It is important for HDC to get this to be part of the surrounding area.
Welch – North elevation, he’d like to see a line indexed on the front door showing an overlay of the existing footprint over the proposed. The comments made about not introducing a larger mass are accurate and appropriate; asked they explore reducing the perception of a large mass with the use of clipped gables and open rafters. There are design elements that can harken back to the 1930s dune houses; they would bring down the perception of the size and reduce the primary mass height.
Thornewill – Appreciates simplification of the street side; would like to see that on the beach side. The front door isn’t on the main mass which is confusing. This house isn’t the right style for a roof walk. Would like to see the height reduced.
Pohl – No roof walk; it’s hugely over scaled and doesn’t meet any roof walk guidelines. Front elevation, the gable dormers are busier than shed dormers.

Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, Welch, Thornewill, Coombs, and Pohl-aye Certificate #

19. Erin Saluti **11-0115** 174 Cliff Road New barn 41/63 Emeritus
 Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Thornewill
 Alternates Welch
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt MacEachern, Emeritus Development
 Public None
 Concerns (8:49) **MacEachern** – Reviewed changes made per previous concerns; 24’2” tall; the 10-foot garage doors are for equipment.
Camp – Appreciates the reduction in height.
Thornewill – This is a huge improvement. The big doors feel like a barn/workshop; suggested 8” of shingle between the top of the doors and the eave.
Oliver – Simple is better; asked if the 10-foot garage doors could be reduced, they are overwhelming and are right against the fascia; make the wall taller or something.
McLaughlin – Likes the changes.

Motion **Motion to Approve through staff with 8” of shingle between the barn-door top trim and fascia. (Thornewill)**
 Roll-call Vote Carried 4-0//Camp Oliver, Thornewill, and Coombs-aye; McLaughlin abstain Certificate # **HDC2020-11-0115**

Following Items held for Thursday January 8th.

| | | | | |
|--|-----------------------|--------------|-----------|--------------------|
| 20. Andrew Reger 12-2469 | 7 East Lincoln Avenue | New dwelling | 42.4.1/8 | Emeritus |
| 21. Kingfisher Realty Trust 12-2488 | 278 Polpis Road | Cottage | 25/2 | Gryphon Architects |
| 22. Okay Okay House 11-2343 | 5 Coffin Street | Add dormer | 42.3.1/98 | BPC |

VI. NEW BUSINESS

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|--|------------------------|-----------------------|------------|---------------------|
| 1. Melanie Gowen 12-2621 | 5 Boyers Alley Way | Shed | 55.4.1/96 | Self |
| 2. Donald Torey 12-2623 | 63 West Chester Street | Fenst + roof walk | 41/222.2 | Robert Newman SCI |
| 3. Charles Schwarzapfel 10-2033 | 9 Maine Avenue | Pool | 60.3.1/425 | NAG |
| 4. Nanahumacke Pres. NT 12-2616 | 16 Nanahumacke Lane | Renew 68657: dwelling | 65/81 | Thornewill Design |
| 5. Frederick Hahn 12-2618 | 50 Eel Point Road | New dwelling | 32/25.1 | EMDA |
| 6. Reilly John H Trust 12-2620 | 1 Howard Street | New found + fenest | 42.3.3/106 | EMDA |
| 7. Karli Hagedorn 12-2615 | 34 West Chester Street | Garage | 41/31 | Normand Residential |
| 8. 22 BLVD 12-2614 | 22 Boulevarde | Rev.09-1780:rmv drms | 80/327 | Normand Residential |
| 9. Leanne Baker 12-2617 | 38 Monohansett Road | Move on +minor mods | 79/60 | Brook Meerbergen |
| 10. Candice Heydt Trust 12-2626 | 20 Brant Point Road | Stairs to roof walk | 29/153 | Val Oliver Design |

Proposed HDC Minutes for January 4, 2021

| | | | | |
|---|------------------------|------------------------|----------|---------------------|
| 11. Grey Lady Lane, LLC 12-2627 | 3 Grey Lady Lane | New dwelling | 66/713 | Val Oliver Design |
| 12. William Buckland 12-2631 | 113 Hummock Pond Rd | As-built patio&pergola | 56/59 | Self |
| 13. Barnett-Clearly Family 12-2634 | 1 Morgan Square | Demo dwelling | 87/33 | Bessey Construction |
| 14. Barnett-Clearly Family 12-2635 | 1 Morgan Square | New dwelling | 87/33 | Bessey Construction |
| 15. Barbara Phillips Trust 12-2628 | 7 North Liberty Street | Renew COA 58357 | 42.3.4/6 | Val Oliver Design |
| 16. 4 Ahab Rd, LLC 12-2619 | 41 Wauwinet Road | Move off/demo | 20/7 | Thornewill Design |

VII. OTHER BUSINESS

| | |
|---------------------|---|
| Approved Minutes | December 17 & 22, 2020 Motion to Approve. (Welch) Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye |
| Review Minutes | None |
| Other Business | <ul style="list-style-type: none"> • Next HDC Meeting New Business; Thursday 1/7/21 at 1:00 pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of additions and new dwellings added to the consent agenda • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/Demo hearings in relation to new dwellings |
| Commission Comments | None |

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Approve at 9:01 p.m. (Oliver)**
 Roll-call Vote Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

