



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,
Associate Commissioners: Jessie Dutra, Carrie Thornewill, Connie Patten

~~ MINUTES ~~

Tuesday January 17, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:04 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Welch, Camp, Coombs, Oliver, Dutra, Thornewill

Remote Participants: Coombs, Backus

Absent Members: Patten

Late Arrivals: Dutra, 4:11 pm

Early Departures: Coombs, 4:19 pm

Adoption of Agenda.

Motion **Motion to Approve as drafted (Welch)**

Roll-call vote Carried 5-0//Oliver Camp, Coombs, Welch, and Pohl-aye

I. COMMISSION COMMENTS

1. Coombs – She has COVID; asked that the discussion of her Citizen Warrant Article be put over to Thursday. She will follow the meeting but not take part.

II. PUBLIC COMMENT

1. None

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Matt Aumais 01-7677	2 The Grove	MH color change	38/155	Matt Aumais
2. Matt Aumais 01-7676	2 The Grove	Garage color change	38/155	Matt Aumais
3. Matt Aumais 01-7675	2 The Grove	Shed color change	38/155	Matt Aumais
4. Anthony Goschalk 01-7721	11 Hedgebury Lane	Egress Window	41/590	Anthony Goshalk
5. Todd Winship 01-7724	16 Monohansett Road	Rooftop solar	79/143	Todd Winship
6. 37 Pocomo Realty 01-7741	37 Pocomo Road	Rev. 02-2931: Garage solar	14/38	Workshop APD
7. 37 Pocomo Realty 01-7740	37 Pocomo Road	Rev. 02-2932: MH trim chg	14/38	Workshop APD
8. 04TST36, LLC 01-7743	36 Washing Pond Road	Garden Shed	31/13.2	Workshop APD
9. 04TST36, LLC 01-7745	36 Washing Pond Road	Surf shed 1	31/13.2	Workshop APD
10. 04TST36, LLC 01-7744	36 Washing Pond Road	Bike shed 2	31/13.2	Workshop APD
11. Liza Ottani 01-7742	4 Jonathan Way	Addition	75/47	SCI
12. 61 Fairgrounds, LLC 01-7717	61 Fairgrounds Road	Rev. 06-4106: MH	67/173	Keith Bloise
13. 61 Fairgrounds, LLC 01-7718	61 Fairgrounds Road	Rev. 06-4105: MH	67/173	Keith Bloise
14. Devon Francis 01-7693	2 Kinikinnik Way	Basement walkout	80/422	Devon Francis

Voting Pohl, Welch, Camp, Oliver, Dutra

Alternates None

Recused Thornewill

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Welch)**

Vote Carried unanimously

Certificate # **HDC2023-(as noted)**

IV. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 2538970 Ontario Inc. 01-7723	5 Coffin Street	Pool & hardscape	73.14/21	Jardins Intl.
<ul style="list-style-type: none"> Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application and the fence behind the hedge to be brought around the corner to the walkway and the vegetation maintained in perpetuity. 				
2. Lyubomir Lyubenov 01-7722	7 Toombs Court	Pool & hardscape	68/153.1	Atlantic Landscaping
<ul style="list-style-type: none"> Pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the application 				
Voting	Pohl, Welch, Camp, Oliver, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	<p>Camp - Asked that 5 Coffin Street be pulled. Coffin Street is very close if not in the old historic district (OHD); also the pool is on the street. Also, there are no board fence along Coffin Street.</p> <p>Backus – It is just in the boundary of the OHD. Zoning here is R-20 where pools are okay.</p> <p>Pohl – Without the vegetation, the pool would be visible from Coffin Street.</p> <p>Oliver – She has no concerns because it's back behind the garage and 2 hedges and a board fence.</p> <p>Thornewill – Extend the fence around and along Lindberg to the walkway.</p> <p>Welch – The privet should be maintained in perpetuity to screen the fence.</p>			
Motion	Motion to Approve Item 1 through staff with appended additional conditions as stated to Coffin Street. (Welch)			
Roll-call Vote	Carried 4-1//Camp opposed.		Certificate #	HDC2023-01-7723
Motion	Motion to Approve Item 2 through staff per noted conditions. (Welch)			
Roll-call Vote	Carried unanimously		Certificate #	HDC2023-01-7722

V. VIEW

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jake Dwyer 10-7214	11 Mississippi Avenue	Pool & hardscape	59.1/233	Waterscapes
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	None			
Recused	Dutra			
Documentation	None			
Representing	Jessie Dutra, Waterscapes			
Public	None			
Concerns (4:19)	Dutra – Asked this be held for a full board.			
Motion	No action at this time.			
Vote	N/A		Certificate #	

VI. NEW BUSINESS 11/17/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sankaty, LLC 01-7626	49 Sankaty Road	Hardscape	49/66	Dustin Maury
Voting	Pohl, Camp, Oliver, Dutra, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Dustin Maury			
Public	None			
Concerns (4:20)	<p>Maury – The pool location was approved; this is for the accompanying hardscape. The existing fence is chicken wire in privet.</p> <p>Backus – The shell driveway and Belgium block are appropriate for 'Sconset; but due to the location, the patio might not be visible.</p> <p>Camp – Bluestone is extensive but probably not visible.</p> <p>Thornewill – No concerns.</p> <p>Oliver – She has no concerns; it won't be visible.</p> <p>Dutra – No concerns.</p> <p>Pohl – No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-01-7626

2. 41 Hulbert, LLC 11-7516		41 Hulbert Avenue	MH raise/mass/fenest	29/18	Botticelli & Pohl
Voting	Welch, Camp, Oliver, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Ray Pohl, Botticelli & Pohl				
Public	None				
Concerns (4:26)	<p>Pohl – Presented project.</p> <p>Backus – Circa 2005; must comply with Resilient Nantucket and need engineer’s certificate. We should have a streetscape; streetscape should include other structures on lot. Proposal changes the scale; scale and massing changes might need to be rethought. Staff should not read the advisory group comments.</p> <p>Pohl – Read advisory group comments: This creates a building over 36’ tall which will really stand out from between 2 gambrels of modest height; it would be preferred to lower the ridge several feet. The main mass of this house currently faces the harbor as is typical of many houses on Hulbert Avenue; the proposed plan raises the rear wing on the street side several feet above the main mass creating a backward hierarchy of massing; it also creates a very awkward connection between the two competing masses. It might make more sense to raise the water side main mass a little instead of keeping the rear wing lower.</p> <p>Camp – She agrees with the advisory group. The change in massing overwhelms the main mass.</p> <p>Thornewill – She also agrees. The street side is a lot simpler. The 3rd-floor dormers make it look taller. The roof walk should remain on the existing main mass. Okay with the fenestration changes.</p> <p>Dutra – Okay with the north elevation. South elevation is harder to accept. The 3rd-floor height is most evident on the east and west elevations. Suggested a 3rd-floor shed dormer instead of the gable dormers. A water table line might mitigate the perceived height of the foundation.</p> <p>Oliver – Agrees with much that’s been said; she would like the rear wing mass brought down. Likes the idea of using a shed dormer and keeping the roof walk on its current mass.</p> <p>Welch – Get rid of the double fascia and bury the header into the plate. He’d like to see what it looks like without the skirt. Most of the height is in the FEMA requirements.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously			Certificate #	

3. Waterfalls Enterprises, LLC 11-7513		7 Union Street	LK siding & rplc windows	42.3.1/146	Emeritus
Voting	Pohl, Welch, Camp, Dutra, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, advisory comments, and window survey.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (4:40)	<p>MacEachern – Presented project; will replace in kind all windows on the east and south elevations. Because this is a hotel, the owners have worked to make the windows look good but the muntins and jambs are in bad shape.</p> <p>Backus – Pre-1800 structure; looking at the photos, “drafty windows” isn’t a legitimate reason to replace historic windows; recommends they be repaired.</p> <p>MacEachern – Read advisory group comments: Before replacing any windows, a survey should be done to assess the condition. Restoring the windows rather than replacing would be preferred.</p> <p>Camp – In the photos, the windows look in good shape. Some of these must be original; the old glass would be lost.</p> <p>Welch – He’d like more detailed photos and perhaps a video showing issues with opening the windows. He’d also like an approximation of the age of the windows and which, if any, are original. He’d also like to know the mechanisms for opening.</p> <p>Thornewill – Nothing to add. The variety in the windows adds to its historic character.</p> <p>Dutra – Agrees with Mr. Welch.</p> <p>Pohl – We’d lose the old plank frames as well. These windows are probably very thin; it would be nice to see a detail of the windows as they are currently.</p>				
Motion	Motion to Hold for more information on the windows. (Welch)				
Vote	Carried unanimously			Certificate #	

4. Prickley Pear 01-7625	17 Broadway	Rev. storage bin – as-built	73.1.3/112	Val Oliver
Voting	Pohl, Welch, Camp, Dutra, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design Rick Kumpf, owner			
Public	Carter & Helen Strong, 18 Broadway			
Concerns (4:54)	<p>Oliver – Presented project. The long, low and tall bins were approved.</p> <p>Kumpf – The shower was supposed to be inside the porch; the builder mistakenly up it on the outside.</p> <p>Backus – Circa 1791; Mr. Folger. The as-built survey is telling with no encroachment. This is an as-built condition. In December 2021, the ‘Sconset Advisory Board wanted the bins and shower removed. There was a letter of concerns from Mary O’Connell at 13 Front Street.</p> <p>C.Strong – Confirmed a letter he sent was received. Confirmed the shower is still in place without and enclosure. Asked that the storage area be confined to the previous HDC approval.</p> <p>H.Strong – Thinks this sets a bad precedent in the Village; people will want to set up showers and grills.</p> <p>Thornewill – We should hold to the original approval.</p> <p>Dutra – Okay with the 3rd bin; he’s not okay with the shower fixture.</p> <p>Welch – The exterior shower is an architectural element that is inappropriate and stands out. If the approval asked for the removal of the shower, all the elements should be removed. The bins look like furniture boxes set outside; the way they are positioned draws negative attention. The bins should all be separated with some greenery between.</p> <p>Camp – Should have only 2 bins and no shower.</p> <p>Pohl – The grill is completely outside our purview. The shower is a very conspicuous element on a narrow road; he objects to its high visibility. Agrees with either eliminating the 3rd bin or separating from the other two.</p>			
Motion	Motion to Hold for revisions including removal/move of shower. (Welch)			
Vote	Carried unanimously		Certificate #	
5. 7 Starbuck Ct, LLC 01-7663	7 Starbuck Court	Rev. 01-2818: color change	42.3.3/80	Todd Burnes
Voting	Pohl, Welch, Camp, Oliver, Dutra			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:12)	<p>Backus – The application isn’t clear as to which structure this applies; 2 structures on the lot are historic. No further discussion.</p>			
Motion	Motion to Hold for clarification of the application. (Welch)			
Vote	Carried unanimously		Certificate #	
6. Hannah Gardner Hse, LLC 11-7499	6 Gull Island Lane	Rev. fenestration	42.4.3/61	Sarah McLane
Voting	Welch, Camp, Oliver, Dutra, Thornewill			
Alternates	None			
Recused	Pohl,			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Sarah McLane			
Public	None			
Concerns (5:15)	<p>Backus – There are changes shown on the plan that aren’t asked for in the application. This received a historic determination; it is the Hannah Gardner house. With the clarifications Ms. McLane provided, she has no concerns. Suggested approval through staff with plans reflecting all the changes.</p> <p>McLane – Advisory comments are no concerns. Presented project. No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-11-7499

VII. OLD BUSINESS 11/29/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Fair City, LLC 08-6886	115 Old South Road	New building Lot E	68/112	EMDA
Voting	Welch, Camp, Oliver, Thornewill, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tom Hanlon, owner Linda Williams			
Public	None			
Concerns (5:23)	Hanlon – Presented project. Williams – Reviewed how this is different from the original application. Zoning is CTEC. Thornewill – The height can be reduced by lowering the plate height 1’ and pushing the window headers into the fascia. Dutra – The shingles help a lot. No concerns. Camp – This is across the street from a small development; the scale will be awkward. It’s important to bring the height down and increase the difference between the two masses. The windows should be 1 size larger. It would help to have landscaping along the street to obscure the large garage doors. Oliver – Nothing the add. Welch – Agrees with what’s been said. Drop the height and increase the window sizes and roof pitch to 6/12.			
Motion	Motion to Hold for revisions and add a cross section. (Camp)			
Vote	Carried unanimously		Certificate #	
2. Fair City, LLC 08-6887	115 Old South Road	New building Lot F	68/112	EMDA
Voting	Welch, Camp, Oliver, Thornewill, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tom Hanlon, owner Linda Williams			
Public	None			
Concerns (1:55)	Hanlon – Presented project. See Building E.			
Motion	Motion to Hold for revisions and add a cross section. (Camp)			
Vote	Carried unanimously		Certificate #	

Break 5:36 to 5:46 pm

VIII. NEW BUSINESS 12/06/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nantucket Land Bank 01-7731	32 Western Avenue	Hardscaping: deck/HCpark	87/81	Eleanor Antonietti
Voting	Welch, Camp, Oliver, Dutra, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos and advisory comments.			
Representing	Rachael Freeman, Nantucket Islands Land Bank, Eleanor Antonietti			
Public	None			
Concerns (5:47)	Freeman – Presented project. We have the Conservation Commission permit. Antonietti – The stairs will be a like-kind replacement. We are eliminating only the dead Black pines. Backus – This is across from the former Lifesaving Station-Youth Hostel. Overall appreciate the parking. No concerns. No concerns			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2023-01-7731
2. Nantucket Land Bank 01-7729	67 Easton Street	Public park	42.4.1/115.1	Eleanor Antonietti
3. Nantucket Land Bank 01-7730	56 Easton Street	Public park	42.4.1/115	Eleanor Antonietti
Voting	Welch, Camp, Oliver, Dutra, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Rachael Freeman, Nantucket Islands Land Bank, Eleanor Antonietti			
Public	None			
Concerns (5:55)	Backus – The applicant asked these be held.			
Motion	No action at this time.			
Vote	N/A		Certificate #	HDC202

4.	Linda Johnson 12-7574	22 Walsh Street	Replace window	29/36	Richard Prunier
Voting	Pohl, Welch, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Richard Prunier				
Public	None				
Concerns (5:56)	<p>Prunier – Existing windows are vinyl; the seals have deteriorated.</p> <p>Backus – Circa 1960. 1989 HDC survey indicates 8-over-8 windows; existing are vinyl 6-over-6; recommend wood.</p> <p>Read advisory comments: The proposed windows appear to be vinyl with muntins between the glass. Simulated-divided light (SDL) windows should have permanent muntins glued to the exterior.</p> <p>Oliver – The muntins should be affixed to the outside. We recently made someone else on Walsh Street have true-divided lights (TDL) on the front; she feels we should be consistent.</p> <p>Camp – It is a step in the right direction; she would prefer Brosco TDLs with storms.</p> <p>Thornewill – No concerns.</p> <p>Welch – He thinks that just because it exists, there is no reason to allow vinyl SDLs. He presumes they weren't approved; that should be presented for the file. That other cottage we approved had windows as the defining feature. Suggested adding to the trim package for a deeper casing and sill detail, to create a historic reference.</p> <p>Pohl – He's okay because this is an improvement, a move in the right direction and this is an existing building.</p>				
Motion	Motion to Approve through staff with 1.5" head casing and 1" side casings with sill detail. (Welch)				
Vote	Carried 3-1//Pohl abstain Camp opposed		Certificate #	HDC2022-12-7574	
5.	Catherine Hammell 12-7575	27 East Lincoln Avenue	Replace window	42.4.1/1	Richard Prunier
Voting	Pohl, Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Richard Prunier				
Public	None				
Concerns (6:09)	<p>Prunier – Presented project. Existing are vinyl with SDLs. We can conform the outside trim to what the Board wants.</p> <p>Backus – Circa 1949 per HDC survey, Thistledown. The panes in the kitchen windows should be oriented vertically.</p> <p>Read advisory comments: The proposed windows appear to be vinyl with muntins between the glass. SDL windows should have permanent muntins glued to the exterior. New windows should have vertical proportioned panes.</p> <p>Camp – She wanted vertical panes for the previous application.</p> <p>Thornewill – No concerns. The kitchen windows are on the rear and behind the air-conditioning units (A/C).</p> <p>Welch – Doesn't want to change the casings.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2022-12-7575	
6.	ReMain, LLC 12-7525	54 Main Street	Lighting	42.3.1/193	Anne Dougherty
Voting	Pohl, Welch, Camp, Oliver, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Advisory comments.				
Representing	None				
Public	None				
Concerns (6:14)	<p>Not opened at this time.</p> <p>Welch – Normally the Sign Advisory reviews lighting for signs.</p>				
Motion	Motion to Hold for representation and refer to Sign advisory. (Welch)				
Vote	Carried Unanimously		Certificate #		
7.	Elizabeth Grace 12-7595	211 Polpis Road	Sun porch addition	26/31	Val Oliver
Voting	Pohl, Welch, Camp, Dutra, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (6:15)	<p>Oliver – Presented project. All existing windows are casements. Circa 1964.</p> <p>Camp – What this had going for it was the symmetry of the windows. It no longer has a front door.</p> <p>Welch – Suggested the casement windows be changed to match the pattern of fixed above with hoppers below.</p> <p>Thornewill – The porch and deck above should be centered to maintain the symmetry.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried unanimously		Certificate #		

8.	Garret Rosberg	12-7559	29 Long Pond Road	New garage	59.4/19	Val Oliver
Voting	Pohl, Welch, Camp, Dutra, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (620)	Oliver – Presented project. No concerns.					
Motion	Motion to Approve as submitted. (Welch)					
Vote	Carried unanimously				Certificate #	HDC2022-12-7559
9.	Barnes Jansen	11-7518	5b Cliff Road	New garage/studio	41/24.1	Val Oliver
Voting	Pohl, Welch, Camp, Dutra, Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Val Oliver, V. Oliver Design					
Public	None					
Concerns (621)	Oliver – Presented project. Read advisory comments: The proposed garage door is 12' wide, and the proportions are not traditional. Garage doors in this area should be limited to 9' wide. The overall appearance would probably look more historic with an 8/12 or 9/12 pitch roof or a hipped roof. Backus – The main house is circa 1996 infill. Appreciated location, height, and scale. The French doors should be 12-light with kick panel. The proposed roof should match the existing main house. The garage doors should be more traditional to fit with the existing Greek Revival. Thornewill – The old garage had an overhead door with square lights. This is pretty far off the road with a lot of vegetation. She has no concerns, though the more historic French doors would be nice. Camp – The garage doors are a little wide and out of scale; the previous was simpler. Welch – Okay with making the garage door smaller and shifting left. He's more concerned about there being a simple Greek-revival return on the gable end; that would be more appropriate. Dutra – He'd rather see the doors spaced. Pohl – He's warming to moving the doors 9' and moving them left. To the point of detailing, the roof would be more harmonious as a 10/12.					
Motion	Motion to Hold for revisions. (Welch)					
Vote	Carried unanimously				Certificate #	
10.	William Flynn	12-7555	4 White Whale Lane	New dwelling	66/537	Topham Design
Voting	Pohl, Welch, Camp, Oliver, Dutra					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Joe Topham, Topham Design					
Public	None					
Concerns (630)	Topham – Presented project. He'd prefer bringing the porch in 1' on each side. Oliver – This is a sweet house. She has no concerns. Camp – Would prefer the hipped roof go all the way to the sides. Pohl – He was going to suggest dropping the porch pitch to 4/12 to have more contrast.					
Motion	Motion to Approve through staff with the porch columns moved 1' in on each side. (Welch)					
Vote	Carried unanimously				Certificate #	HDC2022-12-7555
11.	White Elephant Resort	12-7560	60 Easton Street	Replace roof	42.4.1/60	T&T Roofing
Voting	Pohl, Welch, Camp, Oliver, Thornewill					
Alternates	Dutra					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	None					
Public	None					
Concerns (633)	Backus – Proposed 3-tab Moray black. It's not clear which structure this is for or if it's for all. No further concerns.					
Motion	Motion to Approve through staff for one of the four buildings with the understanding that it needs to be identified and the other 3 to come in as separate applications. (Welch)					
Vote	Carried unanimously				Certificate #	HDC2022-12-7560

12. Robert Yordan	12-7552	23 West Chester Street	Replace roof	42.4.3/5	T&T Roofing
Voting	Pohl, Welch, Camp, Oliver, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	None				
Public	None				
Concerns (6:35)	Backus – Circa 1800 typical Nantucket. Architectural Colonial Slate is approvable in the OHD. No concerns.				
Motion	Motion to Approve as submitted. (Dutra)				
Vote	Carried unanimously		Certificate #	HDC2022-12-7552	
13. William Hopkins	12-7557	7 Hallowell Lane	New structure	30/93	Dreamline Modular
Voting	Welch, Camp, Oliver, Dutra, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and <i>Building with Nantucket in Mind (BWNIM)</i> .				
Representing	Joe Topham Jill Stetts, owner				
Public	Steven Cohen, Cohen & Cohen Law P.C				
Concerns (6:38)	Topham – Presented project. Explained the grading will be all natural using swales. The 1 st floor will be hidden by existing vegetation. Stetts – Cardinal points are mixed up. Should be white trim. Backus – The existing historic structure is circa 1920 Colonial revival, Seaward as well as Seaward Garage. This new dwelling with new access off Sachem’s Road requires Planning Board approval. We need cross sections of the lot showing the change in grade. This is requesting black sash 6-over-1 windows, more contemporary than the existing. Proposal has no additive massing; right side should be more subordinate. Siting is canted. Asked if there are existing structures in this neighborhood with 2 nd -floor balconies on the front. Suggested rethinking the overall siting of the structure. The west elevation is a wall. Fenestration scale needs work; there’s a lot of space between the 1 st and 2 nd floor. The roof walk looks too large. The north 2 nd -floor balcony doesn’t adhere to <i>BWNIM</i> ; should be anchored. The west elevation is very atypical. South elevation, the 2 nd -floor deck is greater than 8’ deep; the gable end has too much wall; the pent roof over the garage door should be eliminated; the garage door is atypical. West elevation A/C needs an enclosure. The east elevation triple door is not appropriate; should change to a double or copy the other 2 nd -floor balcony. Cohen – His clients’ concern is it’s being built at the highest point and would nestle in if moved south and west. It’s one long box, especially the west elevation. The roof walk is long and high and oddly placed and dies into dormer roofs. The height seems to be designed to meet a rule that isn’t hard and fast. There are 3 different types of dormers on one side. If the line is the 100’ buffer, there is a lot of room to move this house. Thornewill – It seems long and high with no massing hierarchy. The roof walk is not on a full 2 nd story; that throws everything off; it feels too big. The attached garage doesn’t do justice to the road or a “grand” house. Fenestration on the west is chaotic. Dutra – The conservation buffer is putting it on the higher elevation; it would be helpful to get it off that high point. Agrees about the garage on the front, the too large roof walk, and the overall length. Suggested detaching the garage and using additive massing. Oliver – Agrees with what’s been said. The main mass could be 2-story. She’d like to view this with poles. Camp – The right mass should be more different. Agrees the attached garage isn’t appropriate in this area. Front elevation fenestration and front door needs better definition. Wants to know how much the grade is changing. Welch – Agrees with much that’s been said. Asked the visibility of the west elevation and what it is intended to be from Hallowell. There is a large front 2 nd -floor deck at 8 Sachem.				
Motion	Motion to View with poles at both ends, a clarified site plan, topo information, a cross section, corrected cardinal points, and hold for revision. (Oliver)				
Vote	Carried unanimously		Certificate #		
14. Dawn Mayhew	11-7519	13 Rhode Island Avenue	Replace roof	60.3.1/355	Venessa Moore
Voting	Pohl, Welch, Camp, Oliver, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	None				
Public	None				
Concerns (7:04)	Backus – When she reviewed it, the existing is 3-tab grey; she thinks it’s just a color change. Oliver – It’s going to architectural shingles, cobblestone. No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried unanimously		Certificate #	HDC2022-11-7519	

15. John Hendricks 12-7586					
	1 Jefferson Lane	Change door	55.4.1/74.1	Emeritus	
Voting	Pohl, Welch, Camp, Oliver, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:07)	<p>MacEachern – Presented project.</p> <p>Backus – Circa 2018 infill within OHD the Fish Lots. The commission reviewed a door change in 2020 to solid with sidelights. The existing pent roof is an atypical feature for a Greek Revival and commissioners noted that. Beef up the door with pilasters and remove the pent roof; the proposed door and portico don't work. Reviewed other Greek Revival front doors, none of which have the pent roof. Should remain as approved.</p> <p>McEachern – Read advisory comments: The proposed 3-light door is not an appropriate front door; it should remain a 6 panel. Should have glass in either the door or sidelights, but not both; the exception being a 6-panel door with the top 2 being glass. The proposed sidelights should relate to the door panels.</p> <p>Welch – This is inappropriate. An approval would require that the storm be wood only. He thinks side lights are more appropriate with a 6-panel door; okay with sidelights matching the windows. The brackets add to the confusion.</p> <p>Camp – She would prefer the pent roof be removed with a more beefed-up surround.</p> <p>Thornewill – This is a very simple building; doesn't think a grand entrance works. Sidelights should correlate with the panels in the door with 2 lights.</p> <p>Oliver – Agrees with Ms. Thornewill; simple is best and no pent roof.</p> <p>Pohl – Agrees with Ms. Oliver. The sidelights should line up with the door's lock rail; 2 top lights are acceptable.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Vote	Carried unanimously		Certificate #		
16. Paul Brody 12-7562					
	11 E Street	Solar roof array	60.2.1/4	ACK Smart	
Voting	Pohl, Welch, Camp, Dutra, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and manufacturer spec sheet.				
Representing	Tobias Glidden, ACK Smart				
Public	None				
Concerns (7:18)	<p>Glidden – Presented project; building not yet constructed. They are high on the roof so feels visibility from Hither Creek will be minimal. The roof is wood.</p> <p>Backus – Solar roof on wood was approved on this site. This is on Hither Creek, a public water body; there are no photos from that view.</p> <p>Welch – Pointed out that HDC has approved a total 231 solar arrays over the past 3 years; he thinks that's because of our guidelines. This is approvable under our guidelines. The roof color isn't as relevant because they are on dormers with a shallow pitch. Visibility isn't a metric for solar approval on a secondary structure. It seems the solar panel heights are exaggerated and look to be 6" off the roof when they are actually 4".</p> <p>Dutra – No concerns.</p> <p>Thornewill – From Hither Creek, thinks they won't be visible due to the height.</p> <p>Camp – She'd like to view this; there's a lot of solar is going in on Hither Creek; concerned what that will look like.</p> <p>Pohl – He has no concerns. The applicant has demonstrated these will be less visible due to the angle.</p>				
Motion	Motion to Approve due to the expanse of solar on the roof walk and lack of visibility. (Dutra)				
Vote	Carried 4-0//Camp abstain		Certificate #	HDC2022-12-7526	
17. BPN Realty Trust 12-7524					
	8 Swain Street	Replace window	42.4.1/82.1	LINK	
Voting	Pohl, Welch, Camp, Oliver, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Victoria Ewing, LINK				
Public	None				
Concerns (7:27)	<p>Ewing – Presented project; open to filling out the window casings. Asking for 2-over-2 Andersen SDLs; reviewed precedent in this area. Muntins are pasted onto the windows.</p> <p>Backus – HDC Survey states this circa 1850; possibly moved to this area. Didn't see a window survey; we need age and condition of windows.</p> <p>Welch – The trim package will make the difference; the Anderson 2-over-2 is appropriate.</p> <p>Camp – Agrees.</p> <p>Oliver – Asked if there is thought to using Andersen Woodwrights on the front.</p> <p>Dutra – Good.</p>				
Motion	Motion to Approve through staff with Andersen Woodwrights with 8/4 head casing and 5/4 side. (Welch)				
Vote	Carried unanimously		Certificate #	HDC2022-12-7524	

18. Thomas Kaczmarek 12-7580	25 Walsh Street	Replace deck with dormer	29/35	LINK
Voting	Pohl, Welch, Camp, Oliver, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments, and <i>BWNIM</i> .			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (7:40)	<p>Ewing – Presented project.</p> <p>Backus – Per HDC survey circa 1953; was originally part of the White Elephant. The plans should have the existing elevation. This doesn't meet <i>BWNIM</i> guidelines for a roof walk, which is not appropriate on a 1.5 story Bungalow. The dormer doesn't comply with <i>BWNIM</i>; it should be of modest proportions and doesn't meet setback requirements. Read advisory comments: The proposed dormer extends beyond the eave line; it is inappropriate and should stay as is. This house does not meet the 2-story criteria to have a roof walk; it should not be allowed.</p> <p>Thornewill – Agrees with Ms. Backus. The porch is obviously an additive porch, so this reads very odd with the dormer dying onto the porch roof. Roof walk is not appropriate.</p> <p>Welch – Agrees.</p> <p>Camp – Agrees. The dormer should be on the main match and the roof walk isn't appropriate.</p> <p>Oliver – Agrees. If this comes back, it should have all four elevations and the existing with the proposed.</p> <p>Pohl – There unanimity on both the roof walk and extended dormer.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Vote	Carried unanimously	Certificate #		
19. 6 Daisy, LLC 11-7517	6 Daisy Way	New commercial mixed use	68/241	Emeritus
Voting	Pohl, Welch, Camp, Oliver, Thornewill			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:48)	<p>MacEachern – Presented project.</p> <p>Camp – She's okay.</p> <p>Thornewill – The tower is a wonderful, whimsical element.</p> <p>Oliver – The gable window in the larger gable should be smaller. Suggested tying the tower into the dormer.</p> <p>Welch – The tower could be larger by 1/3rd.</p> <p>Pohl – In this case, he doesn't object to the tower, and it could be a little larger to look more intentional.</p>			
Motion	Motion to Approve as submitted. (Thornewill)			
Vote	Carried unanimously	Certificate #	HDC2022-11-7517	
20. Westmoor Club 12-7526	10 Westmoor Lane	New dwelling	41/809	JGGA
21. Westmoor Club 12-7558	105 West Chester Lane	New garage	41/805	JGGA
Voting	Pohl, Welch, Camp, Oliver			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened.			
Motion	No action at this time.			
Vote	N/A	Certificate #		

22. Ashkan Vaziri	9 Woodbury Lane	Demo/move off garage	41/551	Studio Ppark
23. Ashkan Vaziri 01-7692	9 Woodbury Lane	New dwelling	41/551	Studio Ppark

Voting Pohl, Welch, Camp, Oliver, Dutra
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and *BWNIM*.
 Representing James Krapp, Studio Ppark
 Public None
 Concerns (7:55) **Krapp** – Presented project, Nantucket grey with black sash. There are Conservation Commission restrictions.

Backus – Woodbury subdivision is listed as a representation of post 1955 architecture in the National Historic Landmark update. This is very modern in a subdivision that reflects typical Nantucket Federal architecture. Additive massing doesn't meet guidelines outlined on Pages 106 and 107 of *BWNIM*. Window placement inside elevations is not appropriate; 3 sets of double French door with deck aren't appropriate; exterior chimney not appropriate though might not be visible. The proposed windows are "squatty". Noted that this is in the OHD and SDLs are proposed; the abutter was approved a combination of TDs and SDLs. Recommend referring to *BWNIM* and the previous dwelling and existing neighborhood structures for it to fit better.

Oliver – Agrees with Ms. Backus; this feels very modern and suburban. All the eaves are at the same height. The 2-over-2 windows go with a more Victorian style; the "B" windows feel sloppy. Other properties have garages but set farther back. Follow the model of what's in the neighborhood. Black and grey is not appropriate.

Welch – Agrees. Need more traditional architecture and details; massing is either too large or windows too small.

Camp – Massing is blocky and windows squat and blocky. Might relate better if it had a chimney on the main mass.

Dutra – Agrees with what's been said. Adding more lights would help. Suggested beefing up the door or adding a pediment. The garage needs to look more like a house or more like a garage.

Pohl – More traditional detailing, pilasters, more articulation of rakes and eaves, front door should have a frontispiece; 6-over-6 windows would be better. Agrees with Mr. Dutra about the ambiguity of the garage.

Motion **Motion to Hold for revisions. (Oliver)**

Vote Carried unanimously Certificate #

24. Ashkan Vaziri 01-7699	9 Woodbury Lane	Pool & hardscape	41/551	Studio Ppark
----------------------------------	-----------------	------------------	--------	--------------

Voting Pohl, Welch, Camp, Oliver, Dutra
 Alternates Thornewill
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing James Krapp, Studio Ppark
 Public None
 Concerns (8:08) Not opened at this time.

Motion **Motion to Hold to track. (Oliver)**

Vote Carried unanimously Certificate #

IX. OLD BUSINESS 12/13/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	7 New Street 07-6611	7 New Street	Hardscape	55.4.1/37	Ahern
2.	41 Monomoy, LLC 10-7246	41 Monomoy road	Add roofwalk & fenest	54/79.1	Emeritus
3.	Scott O'Connor 01-7235	2 Hussey Street	Enclose 2 nd -floor porch	42.3.1/119	Emeritus

Voting Welch, Coombs, Oliver, Dutra, Patten
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (time) Not opened.

Motion **No action at this time.**

Vote N/A Certificate #

4. Eleven Lincoln Av 08-6917	32 Jefferson Avenue	Rev 12-5457: new dwelling	30/132	Botticelli & Pohl
Voting	Welch, Camp, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (8:10)	Pohl – Reviewed changes made per previous concerns. Backus – No further concerns. Read advisory comments: no concerns. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried unanimously		Certificate #	HDC2022-08-6917

5. Eleven Lincoln Av 10-7259	32 Jefferson Avenue	Hardscape	30/132	Ahern
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:15)	Not opened.			
Motion	No action at this time.			
Vote	N/A		Certificate #	

6. Lisa Lawler 08-6863	80 Orange Street	New garage studio	55.1.4/24	Gryphon Architects
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened.			
Motion	No action at this time.			
Vote	N/A		Certificate #	

X. NEW BUSINESS 12/20/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Chris Wolfe 01-7697	68 Washington Street	Sidewall/windows	42.2.3/15	V. Oliver/R Kalman
Voting	Pohl, Welch, Camp, Dutra, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (8:18)	Oliver – Presented project; sidewall is just added to the application; going with Brosco TDLs. Backus – She has no comments on this. Circa 1960s within the OHD. Oliver – Read advisory comments: The window manufacturer and style should be identified. Should be TDL No concerns.			
Motion	Motion to Approve as like kind. (Thornewill)			
Vote	Carried unanimously		Certificate #	HDC2023-01-7697

Rest held				
2. Balaji Gandhi	9 New Jersey Avenue	MH addition	60.3.1/408	Shelter 7
3. Balaji Gandhi	9 New Jersey Avenue	Grg fenestration change	60.3.1/408	Shelter 7
4. Balaji Gandhi	9 New Jersey Avenue	Add shed	60.3.1/408	Shelter 7
5. 3 Wingspread, LLC	3 Wingspread Lane	New garage	27/17.6	EMDA
6. Andrew Barrett	17 Pine Tree Road	Addition	68/31	Topham Design
7. NFI Realty Trust	169 Eel Point Road	New garage/studio	33/5	MCA
8. Holly Coburn	5 North Beach Street	Move off/demo	42.4.1/92	Normand Residential
9. Holly Coburn	5 North Beach Street	New dwelling	42.4.1/92	Normand Residential
10. James Reyes	15 Walsh Street	Fence replacement	42.4.1/51	Liz Konetchy
11. 2 Highland Ave, LLC	2.4.6 Highland Avenue	New dwelling	30/189	Emeritus
12. 2 Highland Ave, LLC	2.4.6 Highland Avenue	New 2 nd dwelling	30/189	Emeritus
13. Kevin Davidson	4 Step Lane	Addition	42.4.2/82	Emeritus
14. StarkPoint, LLC	16 Easton Street	Rev. 09-6993: main house	42.1.4/11	Botticelli & Pohl

Proposed HDC Minutes for January 15, 2023

15.	32 Hulbert Trust	32 Hulbert Avenue	Rev. 09-7037: fenestration	29/72	Botticelli & Pohl
16.	The Brant, LLC	6&8 North Beach Street	New pool	42.4.1/65.1	Linda Williams
17.	The Brant, LLC	4 Dolphin Court	New building	42.4.1/65.2	Linda Williams
18.	The Brant, LLC	4 Dolphin Court	Combine lots	42.4.1/65.2	Linda Williams
19.	John Buttrick	26 Warren's Landing Rd	MH fenestration change	38/11.3	Linda Williams
20.	John Buttrick	26 Warren's Landing Rd	Pool replacement	38/11.3	Linda Williams
21.	John Buttrick	26 Warren's Landing Rd	New 2 nd dwelling	38/11.3	Linda Williams
22.	QV3 Nom Trust	22 Vestal Street	Move off cottage	41/39	Linda Williams
23.	NT Quaker Project, LLC	14 Quacker Road	Move on cottage	41/176	Linda Williams
24.	NT Quaker Project, LLC	14 Quacker Road	MH replace windows	41/176	Linda Williams
25.	63 Hulbert, LLC	63 Hulbert Avenue	Foundation siding windows	29/9	Emeritus
26.	Rockbyrne, LLC	30 Pocomo Road	Remove garage & fill in	14/76	LINK
27.	Rockbyrne, LLC	30 Pocomo Road	New garage	14/76	LINK
28.	J Malitsky & A Bryn	253 Madaket Road	New 2 nd dwelling	59.4/210	LINK
29.	Heather Martin	19 Ridge Lane	Fenestration change	38/77	LINK

XI. OTHER BUSINESS

Approved Minutes Motion Vote	January 3, 2023 No action at this time. Carried
Review Minutes	January 10, 2023
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, January 24th, 2023 @ 4:00 pm Hybrid – Zoom & 4 Fairgrounds Rd, Community Room • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:22 pm. (Welch**
Vote Carried unanimously

Submitted by:
Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village