



HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 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: Carrie Thornewill, Connie Patten, Joe Paul

~~ MINUTES ~~

Tuesday, September 26, 2023

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

Called to order at 4:03 pm. and announcements by Mr. Welch

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist, Adrian Rodriguez, Administrative Specialist & Fiona Johnson, Administrative Specialist.

Attending Members: Pohl, Welch, Oliver, Thornewill, Patten, Paul

Remote Participants: Camp, Coombs

Absent Members:

Late Arrivals: Coombs (4:20 pm)

Early Departures: Pohl (8:01pm)

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Welch)**
Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye

I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Pamela Joslin	15a daffodil lane	Roof replacement	68/752.1	Castro Roofing
2.	Maple In Sugar Shack LLC	1 Maple Ln	Relocate shed	67/303.2	LINK
3.	Maple In Sugar Shack LLC	1 Maple Ln	Firepit relocate	67/303.2	LINK
4.	Robert Meyer	307 Polpis Rd.	New shed	25/39	LINK
5.	Ack Chuck hollow LLC	15 Chuck hollow Rd	Cabana	75/145	Val Oliver
6.	Ack Chuck hollow LLC	15 Chuck hollow Rd	Addition/alt	75/145	Val Oliver
7.	Chris/Kim Tofalli	122 Main St	Color change fence	42.3.3/100	LINK

Voting Pohl, Welch, Camp, Patten, Paul

Alternates Thornewill

Recused Oliver

Documentation **Architectural elevation plans, site plan, photos, correspondence, advisory comments.**

Representing -

Public -

Concerns -

Motion **Motion to approve. (Welch)**

Roll-call Vote Carried 5-0// Pohl, Welch, Camp, Patten, Paul

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

VI. OLD BUSINESS 08/29/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	79 Polpis R E Holdings 07-8837	79 Polpis Rd	Gazebo	44/23.3	Reid Yenor
Voting	Pohl, Camp, Patten, Paul, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Reid Yenor				
Public	-				
Concerns	Camp				
	- Would like to see vegetation extended to help screen the proposed chimney.				
	Paul				
	- Agrees with the concerns about the chimney and suggests making it inboard.				
	- Believes the distance from the street makes the visibility of the structure unlikely.				
	- Suggests approving the project as is but recommends correcting the drawings to reflect the actual height due to the retaining wall and topographic changes.				
	Thornewill				
	- Finds the gazebo fine but thinks the fireplace mass is too heavy.				
	- Carrie suggests bringing the fireplace mass inside the walls to make it look like just a chimney.				
	- Believes the use of two different materials, parge and stone, is atypical and prefers a shingled wall to wrap around the fireplace mass on the East Elevation.				
	- Also suggests that a chimney can be inside a building.				
	Patten				
	- Agrees with the idea of added screening for the chimney.				
	Pohl				
	- Believes there may be limited to no visibility from Polpis Road for this project.				
	- Questions the inconsistent rendering of the chimney, with stone on the south and north elevations but parged on the east elevation.				
	- Supports Car's idea of having the building continue across and having the chimney go inboard.				
	- Finds the explanation for not having an inboard chimney somewhat unconvincing.				
Motion	Motion to approve as submitted with gazebo not to be visible at time of inspection and in perpetuity. (Paul)				
Roll-call Vote	Carried 5-0// Pohl, Camp, Patten, Paul, Thornewill			Certificate #	HDC2023-07-8837

2. Nantucket Boat Basin	29 Commercial Wharf	Move off/demo	42.2.4/3	Dennis Patnaude
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Voting Pohl, Coombs, Oliver, Patten, Paul
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Dennis Patnaude / Paul Buer**
 Public **Mickey Rowland**

- Regarding the old building, the commission was previously okay with the move, but not demolition.
- For the new designs, facing Commercial Street, the two ganged windows should be separated and made larger, matching the size of the window above.
- The exterior stairs should be placed adjacent to the building rather than suspended outside.
- The outdoor shower (possibly concealing HVAC equipment) facing Pearl Street should be located on the other side of the building to make it less visible.

Concerns

Holly Backus

- Suggests combining the two applications.
- Notes that the Meridian Cottage is a contributing structure to the local National Historic District and should be exempt from substantial compliance with building codes.
- Highlights the need to follow FEMA regulations, which could result in the proposed structure being taller than the existing one.
- Mentions the removal of the roof walk but expresses concerns about the view perspectives provided.
- Requests an elevation certificate, which was not included in the application.
- Specifies that the old building at Commercial Wharf already has approval to be moved off the site, so it does not preclude the Land Bank from proceeding with its plans.

Oliver

- Would like to see the old structure reused if possible.
- After considering the history, she has fewer concerns about the old structure.
- Appreciates removing the roof walk, which simplifies the new structure.
- Agrees with the comments about tucking the stairs next to the building.

Coombs

- Agrees with Holly and Val regarding the old building, suggesting it may not be considered historic.
- Supports the idea of moving the old building instead of demolishing it.
- Also agrees with the suggestion to move the stairs in closer to the building.

Patten

- Hopes the old Meridian building can be saved and reused rather than demolished.
- Appreciates the removal of the roof walk on the new building.
- Agrees with the suggestion to relocate or tighten up the exterior stairs on the new building.

Paul

- Agrees with the points made by other members, including the window changes and the need to revise the deck and stairs.
- Concerned that the deck extends too far into the water.
- Notes that the second-floor windows have shrunk in scale due to the railings, which affects the building's aesthetic.
- Is reluctantly in support of moving the Meridian Cottage and relocating the Roland building to the end.

Motion **Motion to approve as a move off. (Coombs)**
 Roll-call Vote Carried 4-1// Pohl, Coombs, Patten, Paul-aye // Oliver-nay Certificate # **HDC2023-**

3. Nantucket Boat Basin	29 Commercial Wh	Move on	42.2.4/3	Dennis Patnaude
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Voting Pohl, Coombs, Oliver, Patten, Paul
 Alternates Thornewill
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Dennis Patnaude**
 Public -
 Concerns -

Motion **Motion to approve through staff with the appropriate flood certification and making sure the elevations appropriately reflect that, moving the stair in towards the building and separating the first-floor double windows slightly and making those windows match the size of the rest, changes to be bubbled on the plans to accurately reflect what is changing and what already exists, per exhibit A. (Oliver)**

Roll-call Vote Carried 5-0// Pohl, Coombs, Oliver, Patten, Paul Certificate # **HDC2023-**

VIII. NEW BUSINESS 09/19/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Joshua & Maggie Leffler	22 Pleasant St	Demo move off garage	42.3.2/50	Val Oliver
Voting	Welch, Camp, Coombs, Thornewill, Paul			
Alternates	Patten			
Recused	Pohl, Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Val Oliver			
Public	Mickey Rowland			
	<ul style="list-style-type: none"> - Considering the age of the building and its status as a contributing structure, they recommend it should remain in place. 			
Concerns	Holly Backus			
	<ul style="list-style-type: none"> - The garage is contributing towards the historic district and should not be demolished. - If the commission considers any action, it should be a move only. - She noted that the height or elevation information was missing from the plan and requested it to be included in the application. 			
	Thornewill			
	<ul style="list-style-type: none"> - Expresses a preference for preserving the unique building. - Suggests exploring options to keep and repurpose the building on-site. 			
	Coombs			
	<ul style="list-style-type: none"> - The garage complements the historic house and has been on the property for many years. - Recommends retaining the garage in its current location due to its historical significance and good condition. - Open to considering options for adding a wing to the garage. 			
	Camp			
	<ul style="list-style-type: none"> - Agrees with retaining the garage in its current location. - If renovation or redesign is considered, suggests maintaining the same scale and characteristics, such as siding and decorative brackets, in keeping with the main house's style. 			
	Paul			
	<ul style="list-style-type: none"> - Supports retaining the existing garage. - Suggests integrating it into a renovation project and finding a synthesis with the structure that relies on its removal. - Highlights the significance of the channel groove siding, painted clapper, and original appearance of the garage. 			
	Welch			
	<ul style="list-style-type: none"> - Suggests that if there were room on the site, he wouldn't be averse to shortening and repurposing the garage while preserving its identity. - Acknowledges that the new cottage will establish the setting, making it unlikely to repurpose the garage. 			
Motion	Motion to hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0// Welch, Camp, Coombs, Thornewill, Paul		Certificate #	HDC2023-
2. Joshua & Maggie Leffler	22 Pleasant St	New cottage	42.3.2/50	Val Oliver
Voting	Welch, Camp, Coombs, Thornewill, Paul			
Alternates	Patten			
Recused	Pohl, Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Val Oliver			
Public				
Concerns				
Motion	Motion to track. (Camp)			
Roll-call Vote	Carried 5-0// Welch, Camp, Coombs, Thornewill, Paul		Certificate #	HDC2023-

3. Patricia Schoen	49 Fair St	Fence	42.3.2/101	Val Oliver
Voting	Pohl, Welch, Camp, Coombs, Patten			
Alternates	Thornewill, Paul			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Val Oliver			
Public	Mickey Rowland			
	<ul style="list-style-type: none"> - Noted that board fences are not generally appropriate on street facades, according to "Building with Nantucket in Mind." - Expressed concern that a six-foot board fence would be too solid and screened. - Suggested that a very low board fence for privacy might be acceptable, but not at a six-foot height. 			
Concerns	Holly Backus			
	<ul style="list-style-type: none"> - There's historical precedent for picket fences with no space in between in the neighborhood. - Holly initially supported Option 2 to match the fence at 3 Twin Street. - Noted that the existing fence in the rear has posts on caps, which may not be appropriate, especially for a tall fence. - Expressed concern about the proposed fence's height. 			
	Welch			
	<ul style="list-style-type: none"> - Recalled the efforts of the Organizational and Focused Committee and the guidelines they developed for solid fences behind the primary structure. - Suggested splitting the proposal into two options: a 5-foot board fence with a cap behind the privet or a 4-foot-6-inch fence on the street with alternating sections of Climbing Hydrangea. - Referenced a historic renovation at the corner of Main and Pine Street with a six-foot board fence. 			
	Camp			
	<ul style="list-style-type: none"> - Suggested keeping the existing picket fence as it is. - Proposed reducing the height of the board fence along the side of the neighbor's driveway to around four and a half feet. 			
	Patten			
	<ul style="list-style-type: none"> - Supports a 5-foot board fence inside the privet (Option 3). - Would prefer a 6-foot height but is willing to accept a 5-foot height. 			
	Paul			
	<ul style="list-style-type: none"> - Supports Option 3 (5-foot board fence inside the privet). - Prefers a 6-foot height but is willing to accept 5 feet. - Recommends keeping the type two fence along the road. 			
	Pohl			
	<ul style="list-style-type: none"> - Supports Option 1 (5-foot board fence with a picket fence along the road). - Recommends keeping the privet hedge between the road and the fence. - Prefers not to keep the existing fence. 			
Motion	Motion to hold for revisions. (Paul)			
Roll-call Vote	Carried 3-2// Camp, Patten, Paul-aye // Pohl, Welch-nay	Certificate #	HDC2023-	

4.	89 Easton St	89 Easton St	Move house on site	42.4.4/2	BPC
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Patten				
Recused	Paul				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Joe Paul				
Public	Mickey Rowland				
	<ul style="list-style-type: none"> - Expresses agreement with Holly's concern about moving the building for minor reasons. - Believes it's more appropriate to keep the historic building on its original foundation. - Highlights the need for the Mass Historical Commission's input and its potential impact on the project. - Recommends that the building should stay in its current location. - Addresses the need for discussions regarding the condition and materials for the new foundation. 				
Concerns	Holly Backus				
	<ul style="list-style-type: none"> - The existing structure is a contributing 1897 shingle style building. - Expresses concern about moving the structure slightly for additional privacy. - Suggests that removing a brick would be more appropriate if increased privacy is the concern. - Hopes for the forthcoming historic tax credit application. - Concerned about any structural impact due to the move. 				
	Welch				
	<ul style="list-style-type: none"> - Expresses concern about the urbanization of the adjacent hardscape and its impact on the area's character. - Believes the proposal is acceptable if it respects limited height vegetation and closely replicates the foundation. - Emphasizes the importance of preserving the historical character, identity, and integrity of the structure. - Discusses the balance between property rights and the preservation of historic attributes, favoring the latter. 				
	Camp				
	<ul style="list-style-type: none"> - Understands the reasons for the proposed shift but thinks it could be shifted even further inward to minimize its commercial appearance. - Believes the replication of the historic house and maintaining its integrity are crucial. - Is generally okay with the proposal as long as the historic house's character and integrity are preserved. 				
	Coombs				
	<ul style="list-style-type: none"> - Suggests revisiting the original approval for the Nantucket Hotel's commercial entry on North Ave, which was initially meant to be minimal and less intrusive to the area. - Agrees that the existing structure fits well in its current location. - Prefers the new foundation to replicate the original one and is uncertain about switching from brick to cement. 				
	Oliver				
	<ul style="list-style-type: none"> - Agrees with Stephen's perspective and believes there won't be a significant visual difference. - Doesn't see any issues with the proposed shift, especially considering the new foundation will be installed. 				
	Pohl				
	<ul style="list-style-type: none"> - Acknowledges the small move is necessary to fit within setback requirements due to the narrow lot. - Prefers this minimal change over potentially larger ones, like moving it further uphill, which could have a more significant impact on the structure's sighting. - In favor of the move, given the compromised foundation and the assurance of replicating the existing one. 				
Motion	Motion to approve through staff to include reasonable replication of the foundation's appearance with limited height vegetation, having found that the historic identity and integrity of the structure will not be diminished. (Welch)				
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-	

5.	Ack Living LLC	3 Winn St	Door change	41/593	EMDA
Voting	Pohl, Welch, Coombs, Patten				
Alternates	Thornewill, Paul, *Camp -> (lost Zoom connection)				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Val Oliver				
Public	-				
Concerns	-				
Motion	Motion to approve as submitted. (Welch)				
Roll-call Vote	Carried 4-0// Pohl, Welch, Coombs, Patten		Certificate #	HDC2023-	

6. Kim Paley	39 Madaket Rd	New Windows	41/412	Ross Goodwin
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Patten, Paul			
Recused				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ross Goodwin			
Public	-			
Concerns	-			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Coombs, Camp, Oliver		Certificate #	HDC2023-

7. Stobie-Dorset	60 Hulbert St.	Door window dormer revs	29/58 58.1	Thornewill Design
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Luke Thornewill			
Public	Mickey Rowland			
	- No concerns			
Concerns	Holly Backus			
	- No concerns about the proposed fenestration changes.			
	- Concerns about the increase in size of the second-floor dormer, suggesting the previous approval might have been more appropriate.			
	Oliver			
	- Agreement with previous comments.			
	- Concerns about the Dormers on the East side overwhelming the roof.			
	Welch			
	- Suggests pulling back the deck by 9 inches to increase roof plane visibility.			
	- Acknowledges the benefits of the roof pitch change.			
	- Mentioned that any issues related to the visibility of changes would be minimal given the distance to the cross street.			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-

8. Hans Dalgaard	51 Weweeder Rd.	Move demo garage/shed	88/12	Thornewill Design
Voting	Pohl, Welch, Camp, Coombs, Oliver,			
Alternates	Thornewill, Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Luke Thornewill			
Public	-			
Concerns	-			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-
9. Hans Dalgaard	51 Weweeder Rd.	Move demo MH	88/12	Thornewill Design
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Luke Thornewill			
Public	-			
Concerns	-			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-

10. Fred Bolins	46 Cliff Rd	Solar Roof array	42.4.4/1	Ack Smart
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Patten, Paul			
Recused				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Tobias Glidden			
Public	-			
Concerns	<p>Welch</p> <ul style="list-style-type: none"> - Acknowledges that the project meets the guidelines. - Expresses sympathy for concerns about viewability, particularly related to the southeast elevation. - Points out that the secondary mass doesn't appear subordinate, which raises concerns related to the guidelines. <p>Oliver</p> <ul style="list-style-type: none"> - Agrees with Stephen that the southeast elevation is a significant concern. - Expresses difficulty in identifying the roof planes on the small footprint. - Suggests adding lines or markings to clarify the roof planes. - Offers to bring a photo from the widows walk next time for reference. <p>Coombs</p> <ul style="list-style-type: none"> - Expresses concerns regarding the solar panels on the roof. - Believes the black roof helps but still sees visibility issues. - Requests more specific information, including a 3D drawing with the panels to assess their visual impact. <p>Camp</p> <ul style="list-style-type: none"> - Believes that the location and vegetation will make the solar panels on this building hardly visible. - Supports the black roof and anticipates minimal visibility from the Something Natural side. - Suggests that the project is likely to be acceptable given the circumstances. 			
Motion	Motion to approve per exhibit A, showing the solar panels on the southeast roof plane moving down into the lower left-hand corner. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-
11. Maxey Pond Rd Nom Trust	13 Maxey Pond	Sports court	40/101	Topham Design
Voting	Pohl, Welch, Camp, Oliver, Paul			
Alternates	Coombs, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Joe Topham			
Public	-			
Concerns	-			
Motion	Motion to approve as submitted with sports court not being visible at time of inspection and in perpetuity. (Paul)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Patten, Paul		Certificate #	HDC2023-
12. Brian Swain Trustee	20 Pippens Way	Belgian Block Apron	43/94.9	Atlantic Landscaping
Voting	Welch, Camp, Thornewill, Patten, Paul			
Alternates	Pohl, Coombs, Oliver			
Recused				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	William Congleton			
Public	-			
Concerns	-			
Motion	Motion to approve. (Camp)			
Roll-call Vote	Carried 5-0// Welch, Camp, Thornewill, Patten, Paul		Certificate #	HDC2023-

13. Longpath Nominee Trust 87 Hummock Pond Solar Roof array 56/310.1 Terry Kelly
 Voting Welch, Camp, Oliver, Thornewill, Paul
 Alternates Coombs, Patten
 Recused Pohl
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Ray Pohl**
 Public -
 Concerns **Welch**
 - Suggests that solar panels be placed on the roof in a way that doesn't disrupt the pattern or visual appeal, preferably on the northwest side.
 - Suggests that the project can still be approvable without infilling the solar panels, and they should have the option to add them later if necessary.
 Oliver
 - Recommends avoiding a "Sawtooth" look by having the solar panels placed all the way across the roof if possible.

Motion **Motion to approve as submitted and at the applicant's discretion to be able to fill the two solar panel spaces if they desire to do so. (Paul)**

Roll-call Vote Carried 5-0// Welch, Camp, Oliver, Thornewill, Paul Certificate # **HDC2023-**

14. RVB Nantucket LLC 3 Weymouth St Trim Color Change 55.4.1/21 Robert Braunohler
 Concerns Application not opened.
Motion **No action.**
 Roll-call Vote Certificate # **HDC2023-**

15. Jeanette & Bob LLC 43 Kendrick rd. Fenestration changes 76.4.3/31 CWA
 Voting Pohl, Coombs, Thornewill, Patten, Paul
 Alternates Welch, Camp, Oliver
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Chip Webster**
 Public -
 Concerns **Paul**
 - Overall, the changes are appropriate.
 - The main mass has effectively been transformed from a skinny gable to a T-shape, and the rear elevation with the shed dormers has been improved.
 - Expresses concern about the front door design, particularly the use of a solid door with skinny sidelights.
 - Concerns about the shed dormer on the North elevation, which truncates the gable, especially given its visibility along Cumberland.
 Pohl
 - Agrees with Joe's concerns about the shed dormer on the North elevation, particularly the one facing Cumberland.
 - Suggests addressing the design of the front door, agreeing with previous comments that it needs improvement.

Motion **Motion to approve through staff with the following modification that would reference the previous approval, that the front door and side lights on the previous approval get incorporated into this submission and on the north elevation the shed dormer that dies into the gable resembles the roof lines of the previous approval. Per exhibit A. (Paul)**

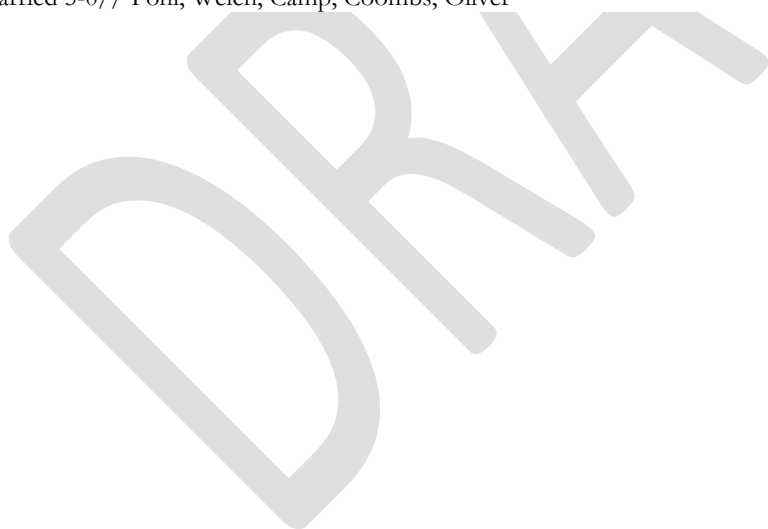
Roll-call Vote Carried 5-0// Pohl, Coombs, Thornewill, Patten, Paul Certificate # **HDC2023-**

16. Josh & Kathrine Littlefield 3 Franklin st. Fenestration & roof replacement 41/267 Normand Residential				
Voting	Pohl, Oliver, Thornewill, Patten, Paul			
Alternates	Welch, Camp, Coombs			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ben Normand			
Public	-			
Concerns	Holly Backus <ul style="list-style-type: none"> - The building is considered a contributing structure to the local and national historic district. - Appreciates the proposed roof change from asphalt to cedar. - Suggests providing a door or window schedule with details of the fenestration changes. - Expresses concerns about the new front stoop with the added coffer roof and suggests providing photographs or a 3D rendering for better assessment of its appropriateness. 			
Motion	Motion to approve as submitted. (Paul)			
Roll-call Vote	Carried 5-0// Pohl, Oliver, Thornewill, Patten, Paul	Certificate #	HDC2023-	
17. Jonthan Raith 2 Goldstar Dr Partial Demo/Addition 55/190 Permits +				
Concerns	Application not opened.			
Motion	No action.			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Patten, Paul	Certificate #	HDC2023-	
18. Hoehn-Saric 34 Easton St Fenestration Changes 42.1.4/18 CWA				
Voting	Pohl, Welch, Oliver, Thornewill, Patten			
Alternates	Camp, Coombs, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Chip Webster			
Public	Mickey Rowland			
	<ul style="list-style-type: none"> - Agrees with Holly regarding the chimney width. 			
Concerns	Holly Backus <ul style="list-style-type: none"> - The proposed revisions, including the removal of the deck and revised windows, are generally acceptable. - Expresses concern about the width of the chimney and requests clarification on the overall changes from the previous approval to the proposed design. 			
Motion	Motion to approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Oliver, Thornewill, Patten	Certificate #	HDC2023-	
19. Molly & Carol Allfather 36 Cliff rd. Add window 42.4.4/45 Carol Allfather				
Voting	Pohl, Welch, Oliver, Patten, Paul			
Alternates	Camp, Coombs, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Carol Allfather			
Public	-			
Concerns	Paul <ul style="list-style-type: none"> - No concerns with the proposed revisions. - Points out that the center window under the Gable should match the one to the right in terms of width and head casing height. 			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Oliver, Patten, Paul	Certificate #	HDC2023-	

20. Jennifer Pincince	4 Bloom St	Driveway apron brick	42.3.3/143	Jennifer Pincince
Voting	Pohl, Welch, Coombs, Oliver, Paul			
Alternates	Camp, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Jennifer Pincince			
Public	Mickey Rowland			
	<ul style="list-style-type: none"> - Suggests that the framing around the driveway is overly ornate for the location. - Recommends having an apron in the front without the framing. - Proposes that the brick apron should be laid with the narrow end of the bricks exposed, like a soldier course. 			
Concerns	Holly Backus			
	<ul style="list-style-type: none"> - The red brick apron is appropriate for the individually significant William Ecy House. - The 25-foot width of the driveway exceeds zoning compliance. - Suggests that the proposed 2-foot-5-inch framing would reduce the driveway width to about 20 feet, complying with zoning bylaws. - Requests more detailed drawings and dimensions for a better understanding of the proposal. 			
	Welch			
	<ul style="list-style-type: none"> - Suggests using a singular pattern for the apron. - Recommends implementing a soldier course for durability and pattern differentiation. - Notes that the apron width should match the sidewalk's width. - Agrees that the framing around the driveway is atypical unless it's a full three-foot width walkway landing pad. 			
	Coombs			
	<ul style="list-style-type: none"> - Suggests reducing the driveway width to 20 feet. - Finds the brick walkway and running bond pattern appropriate. - Questions whether white shell or small stones would be better for the frame but is willing to go along with white shell. 			
	Pohl			
	<ul style="list-style-type: none"> - Suggests laying the apron bricks with the narrow end down for added strength. - Recommends making the perimeter three feet wide to resemble a walkway. - Believes the changes are acceptable and approves of the project. 			
Motion	Motion to approve through staff revising site plan to indicate a 25-foot-wide apron constructed of soldier course brick in a left to right running bond pattern with the side and head walk areas to be 3 feet wide face course running bonds, and site plan to be blown up by a factor of 5. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Coombs, Oliver, Paul		Certificate #	HDC2023-

21. Faith Sullivan	6 Lyon St	AS BUILT- Stairs/ deck	55.4.1/73	Faith Sullivan
Voting	Pohl, Welch, Coombs, Oliver, Thornewill			
Alternates	Camp, Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Faith Sullivan			
Public	-			
Concerns	-			
Motion	Motion to approve through staff with balusters and stairs white as they exist and the fill in to be natural to weather. (Coombs)			
Roll-call Vote	Carried 3-2// Pohl, Welch, Coombs-aye // Oliver, Thornewill-nay		Certificate #	HDC2023-

22. FP 4N Water	4 N Water St	Move rear structure	42.4.2/90	Emeritus LTD
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Thornewill, Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Matt McEachern			
Public	Mickey Rowland			
	<ul style="list-style-type: none"> - The additions to the structure date back to at least 1887. - He believes that these additions should be retained in their current place. 			
Concerns	Holly Backus			
	<ul style="list-style-type: none"> - This is an individually significant Greek Revival structure from circa 1846. - The rear section was originally a separate shed, and it was added to the house at some point. - The Sanborn insurance maps clearly show the addition going back as far as 1887. - Holly values the historical significance of the structure and would be disappointed to see the rear section removed. 			
	Coombs			
	<ul style="list-style-type: none"> - Agrees with Holly and Mickey. 			
	Camp			
	<ul style="list-style-type: none"> - She is considering the removal of the last section, which appears to be the least historically significant. - She clarified that she was not referring to the entire "T-shaped" structure but specifically the last, small, three-foot-wide section. 			
	Welch			
	<ul style="list-style-type: none"> - He would like to see the next application (likely related to the new location and potential additions) before making a decision on this one. - He emphasizes the importance of the new construction being sensitive to the historic character of the existing structure and its diminutive additions. 			
	Oliver			
	<ul style="list-style-type: none"> - She is okay with the move of the structure as long as it is kept in its entirety. - She acknowledges the importance of ensuring that any new construction in the area is under control to maintain the historic character. 			
Motion	Motion to hold for additional information in the form of a drawing. (Welch)			
Roll-call Vote	Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver	Certificate #	HDC2023-	



23. FP Madaket**23 Madaket Rd****Move structure on site****41/303****Emeritus LTD**

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Thornewill, Patten, Paul
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Matt McEachern**
 Public -
 Concerns **Holly Backus**

- Disagrees with the relocation of the existing 1950s contributing house to this site.
- If the commission allows the relocation, she suggests that the French doors should be consistent with kick panels to maintain consistency with the historic structure.

Welch

- Notes the appearance of the existing structure as if it should belong in a different location.
- Distinguishes between a move rear structure and a reuse rear structure, indicating a preference for reuse in an appropriate setting, like 23 Maette Street.

Coombs

- Finds the building cute and believes it would fit well in various locations.
- Concerned about removing historic houses from their original locations, especially when they have been part of the same building for a long time.
- Strongly feels that the building should stay in its current location to preserve the view of the old historic house.

Camp

- Main concern is how the proposed structure relates to the historic house on North Water Street.
- Interested in the future development of North Water Street and how that may influence her decision.
- Open to working on the project and suggests it should take cues from historic smaller buildings.
- Does not want to see the two masses moved off the property.

Oliver

- Happy to see the building being reused.
- Would like to ensure that whatever replaces the structure is primarily one-story in stature and subservient to the main structure.

Pohl

- Appreciates the standalone appearance of the building and finds it charming.
- The structure works well as a separate cottage.
- Hopes that any future changes to the main Greek Revival structure will be more harmonious and appropriate.

Motion

Roll-call Vote

Motion to track. (Welch)

Carried 5-0// Pohl, Welch, Camp, Coombs, Oliver

Certificate #

HDC2023-

24. **Jenn & Jason Mendelson** **69 Monomoy Rd.** **Sports court** **43/102** **Ahern LLC**

Voting Pohl, Camp, Coombs, Oliver, Thornewill
 Alternates Welch, Patten, Paul
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Miroslava Ahern**
 Public -
 Concerns **Oliver**

- Suggests the need for better coordination between boards and an understanding of the big picture, rather than reviewing individual components separately.
- Inquires about the status of approvals for other elements on the property, such as the Cabana, shed, or spa.

Thornewill

- Concerned about the impact of pickleball courts on the neighborhood.
- Believes that a 10-foot buffer may not be sufficient.
- Suggests that more significant buffering measures may be necessary.

Camp

- Agrees with Carrie's concerns about the impact of the pickleball courts on the neighborhood.
- Believes there is already a lot of development in the area and the courts could be the tipping point.
- Expresses a lack of favor for the proposal.

Coombs

- Suggests that the review should consider the entire project in its entirety, not just the pickleball court.
- Expresses her opinion that the proposed pickleball court is inappropriate in its location.
- Questions the purpose of some lines on the plan.

Pohl

- Believes that the review should focus on visual appropriateness from a publicly traveled way, which in this case is Monomoy Road.
- Suggests that concerns related to acoustics and impact on neighbors are beyond the scope of the HTC's purview.
- Expresses the opinion that the proposed pickleball court, although distant from the road and partially obscured by a hill, is appropriate.

Motion **Motion to hold for more information and possible revisions. (Coombs)**

Roll-call Vote Carried 5-0// Pohl, Camp, Coombs, Oliver, Thornewill Certificate # **HDC2023-**

25. **Jenn & Jason Mendelson** **69 Monomoy Rd.** **Pool spa** **43/102** **Ahern LLC**

Voting Pohl, Camp, Coombs, Oliver, Thornewill
 Alternates Welch, Patten, Paul
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Miroslava Ahern**
 Public -
 Concerns -

Motion **Motion to track. (Coombs)**

Roll-call Vote Carried 5-0// Pohl, Welch, Camp, Patten, Paul Certificate # **HDC2023-**

26. Allan McKelvie	6 Candle House Lane	Reissue garage & studio	55.4.4/52.1	Linda Williams
Voting	Welch, Coombs, Camp, Paul, Oliver			
Alternates	Thornewill, Patten			
Recused	none			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Linda Williams			
Public	-			
Concerns	<p>Paul</p> <ul style="list-style-type: none"> - Acknowledges Abby's concern regarding the garage doors but points out that the applicant seems to be trying to match the existing doors as they face the street. - Is okay with this because he notes that the existing garage has oversized doors that go to the corner boards, and he appreciates the attempt to maintain consistency. <p>Welch</p> <ul style="list-style-type: none"> - Agrees with Joe's perspective. - Does not disagree with Abby or Diane's concerns but points out that the proposal replicates the existing condition, including the relationship of the doors to the corner boards and the lack of shingles. 			
Motion	Motion to approve as previously approved. (Oliver)			
Roll-call Vote	Carried 4-1// Welch, Camp, Paul, Oliver // Coombs-nay		Certificate #	HDC2023-
27. Allan McKelvie	6 Candle House Lane	Demo garage	55.4.4/52.1	Linda Williams
Voting	Welch, Coombs, Camp, Paul, Oliver			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Linda Williams			
Public	Mickey Rowland			
Concerns	<ul style="list-style-type: none"> - No concerns. <p>Holly Backus</p> <ul style="list-style-type: none"> - The garage is considered a contributing structure based on a 1949 sandborn map. - Suggests that the difference between what is retained and what is demolished should be clearly defined in the plans. - Expresses doubts about the salvageability of the garage in its current condition. <p>Camp</p> <ul style="list-style-type: none"> - Okay with the proposed demolition. - Mentions a desire for a picture of the main house but doesn't raise objections to the demolition itself. <p>Paul</p> <ul style="list-style-type: none"> - Supports the demolition based on a previous approval in 2017. - Considers the current application to be essentially a technical one. - Notes that the structure hasn't substantially changed since the previous approval. <p>Welch</p> <ul style="list-style-type: none"> - Agrees with Joe's support for demolition based on the previous approval. - Highlights the need for a clear distinction between structures contributing solely due to their age and those contributing for other reasons. - Believes this demolition is appropriate. 			
Motion	Motion to approve as submitted. (Paul)			
Roll-call Vote	Carried 4-0// Welch, Coombs, Camp, Paul-aye // Oliver-abstained		Certificate #	HDC2023-
28. Robert Blair	16 Swift Rock Ln	New 2nd dwelling	40/39	Linda Williams
29. Robert Blair	16 Swift Rock Ln	New garage	40/39	Linda Williams
Concerns	Applications not opened. Held until 10/10			
Motion	No action.			
Roll-call Vote			Certificate #	HDC2023-

IV. OLD BUSINESS 09/26/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Keegan Hodges 8865	32 Union st	Fence & arbor	43.3.2/85	Thornewill Design
Voting	Coombs, Oliver, Patten, Paul			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Carrie Thornewill			
Public	-			
Concerns	-			
Motion	Motion to approve as submitted. (Oliver)			
Roll-call Vote	Carried 4-0// Coombs, Oliver, Patten, Paul		Certificate #	HDC2023-

2. David McCree 8849	12 Gay St	Screened in porch	42.3.4/13	Normand Residential
Voting	Coombs, Camp, Oliver, Paul, Patten			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ben Normand			
Public	-			
Concerns	Holly Backus			
	<ul style="list-style-type: none"> - Appreciates the note about the "Quince Street" reference in the PDF. - Uncertain about the screen panel additions and how they are depicted, expressing a need for clarification. - Acknowledges that the proposed bay proportions appear to mimic the updated porch at 10 Quint Street, with larger posts. - Inquires if there are any other examples within the Old Historic District that could serve as precedents for this kind of project. - Finds the posts and the treatment underneath more appropriate but emphasizes the need for clarity regarding the screens, as 10 Quince Street does not have screens. 			
Motion	Motion to approve through staff with the post below the porch deck to lineup with the posts above. (Oliver)			
Roll-call Vote	Carried 5-0// Coombs, Camp, Oliver, Paul, Patten		Certificate #	HDC2023-

Rest held for next meeting -

3.	8 High Brush Path LLC	8 High Brush Path	Addition	56/370	Emeritus LTD
4.	Dean Lampe 08-8945	13 Aurora Way	New dwelling	56/448	Dean Lampe
5.	Robert Leaf 8864	43 Kendrick St	Pool & hardscape	76.4.3/31	Robert Leaf
6.	SeaHero 05-8447	12 Pilgrim Rd	New dwelling	41/476	Linda Williams
7.	SeaHero 05-8450	12 Pilgrim Rd	New shed	41/476	Linda Williams
8.	John Brazilian Trust	34 Easton st	Parking/ OD shower	42.1.4/18	David Bartsch
9.	Harold Bros. Realty 06-8707	2-4 Highland Ave	Guest house	30/187&289	Emeritus LTD
10.	450 Green Park LLC 08-8882	2 Stone Alley	Fenestration revisions	42.3.1/102	Emeritus LTD

Approve Minutes –	August 29, 2023.
Motion	Motion to approve minutes from August 29, 2023. (Coombs)
Roll-call Vote	Carried 4-0// Camp, Coombs, Oliver, Paul // Welch-abstained
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Next HDC Meeting- October 3rd at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid • “Salvage and Building Material Reuse Workshop”- Event hosted by NPT on Wednesday September 27 from 3:00pm to 6:00pm @ 13 Broad St- Whaling Museum (Compliant with Open Meeting Law.) • Preservation Awards Ceremony- Event hosted by NPT on Thursday September 28 @ 5pm @ 11 Center St-Sherburne Hall. (Compliant with Open Meeting Law.)
Potential Items for Discussion-	<ul style="list-style-type: none"> • Discussion of Previously Approved Best Practices. • Classification of street trees & vegetating mapping • Discussion of Wind Turbines

	<ul style="list-style-type: none">• 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 demos• Discussion of options for house moves
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List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:34pm. (Paul)**

Vote Carried 5-0 // Welch, Camp, Oliver, Thornewill, Paul

Submitted by:

Esmeralda Martinez & Adrian Rodriguez

YouTube link: <https://youtu.be/ayWDuv8SJAw>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

