



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

Tuesday, January 15, 2019

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

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

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Dutra
 Absent Members: Welch, Watterson
 Late Arrivals: None
 Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

| Property owner name | Street Address | Scope of work | Map-Parcel | Agent |
|-------------------------------------|------------------------|--------------------------|-------------|-------------------|
| 1. Gorman, Hugh – 71737 | 10 Sheep Pond Road | Relocate on lot | 63-27 | LINK |
| 2. Wendzicki, Christopher – 71738 | 13 Equator Drive | Move porch | 66-261 | LINK |
| 3. Thayer, Geoff – 71739 | 18 Gladlands Avenue | Rev. 71672: garage | 80-221 | Emeritus |
| 4. Crenshaw, Colby – 71740 | 24 Almanack Pond Road | Door changes | 25-37 | David Lindstedt |
| 5. Greenberg, Evan – 71741 | 32 Union Street | Roof change | 42.3.2-85 | Jim Lydon |
| 6. Kimchee Bedding, LLC – 71742 | 27 West Chester Street | Shed | 42.4.3-2 | Botticelli & Pohl |
| 7. Cohen, Bruce – 71743 | 32 Cliff Road | Demo shed | 42.4.4-37.1 | Structures Ultd |
| 8. Cohen, Bruce – 71744 | 32 Cliff Road | Shed | 42.4.4-37.1 | Structures Ultd |
| 9. Watson, Donna – 71745 | 5 Tetawkimmo Drive | Rev. 68817: pool | 53-31 | Ahern, LLC |
| 10. Carrolo, Joseph – 71746 | 5 Old Farm Road | Rev. 70642: driveway | 55-921 | Atlantic Lndsep |
| 11. Roberts, Roni – 71747 | 16 Allens Lane | Window revisions | 55-92 | Self |
| 12. Callahan, Lisa – 71748 | 5 Mulberry Street | Replace window with door | 55.4.1-19 | Yauheni Shubin |
| 13. Centerboard Inn – 71749 | 8 Chester Street | Roof change to wood | 42.4.3-64 | Linda Williams |
| 14. Kirshstein, David – 71750 | 18 Ridge Lane | Window/door | 68-119 | Val Oliver |
| 15. Nant. Islands Land Bank – 71751 | 8 Ocean Street | Fence | 73.2.4-18.3 | NILB |
| 16. Nant. Islands Land Bank – 71752 | 26 Ocean Street | Fence | 73.2.3-1 | NILB |
| 17. Hanig, Marco – 71753 | 23 Burnell Street | Rev. 71172: relocate | 73.4.1-26.1 | Emeritus |

Voting Coombs (acting chair), McLaughlin, Camp, Dutra

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Camp)**

Vote Carried 3-0//McLaughlin abstain

Certificate #

71737 to 71753

Motion to reopen consent item Nr. 11. (Camp) Carried 4-0

18. Roberts, Roni – 71747 16 Allens Lane Window revisions 55-92 Self

Voting Coombs (acting chair), McLaughlin, Camp, Dutra

Documentation Architectural design plans.

Representing **Roni Roberts** – She learned today that she can get 2-over-1, 400-series Andersen windows. That was her original approval. All she's asking now is to go back to the 2-over-1 pattern.

Concerns (5:43) None

Motion Motion to Approve with 2-over-1 windows. (Camp)

Vote Carried 4-0

Certificate #

71747

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. SnS Family RT – 71754 | 10 Parson Lane | Rev. 71630: expand deck | 75-98 | Linda Williams |
| • Due to lack of visibility. | | | | |
| 2. Townsend, Deb – 71755 | 2 Oak Hollow Lane | Addition | 56-74 | Emeritus |
| • Mini split line sets to be boxed in by natural to weather wood enclosures if visible at time of inspection and thereafter. | | | | |
| 3. Schroeder, Thomas – 71756 | 20 First Way | Rev. 71157: chmny, clr chng | 55-915 | Self |
| • Due to context of neighborhood. | | | | |
| 4. Tivnan, Gregg – 71757 | 13 Maclean Lane | Mini split heat pump | 55-483 | Wayne Enos |
| • Mini-split line set to be boxed in by natural to weather wood enclosure on North elevation. | | | | |
| 5. Day, Michael – 71758 | 6 Corby Way | Shed | 67-761 | Self |
| • Window on North elevation to be removed and shingled over. | | | | |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Dutra | | | |
| Recused | None | | | |
| Documentation | None | | | |
| Representing | None | | | |
| Public | None | | | |
| Concerns | No additional concerns. | | | |
| Motion | Motion to Approve through staff per noted conditions. (Coombs) | | | |
| Vote | Carried 4-0//McLaughlin abstain | Certificate # | 71754 to 71758 | |

IV. RICHMOND DEVELOPMENT PROJECT

| <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map-Parcel</u> | <u>Agent</u> |
|----------------------------|--|------------------------|-------------------|----------------|
| 1. Pastan, Phil | 20 DavKim Lane (OB) | Rev. 70459: Building I | 68-338 | KOH Architects |
| Voting | Pohl, McLaughlin, Camp, Oliver, Dutra | | | |
| Alternates | None | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Dinah Klamert , KOH Architecture – Reviewed changes made per previous concerns. | | | |
| Public | None | | | |
| Concerns (4:38) | <p>Camp – East elevation left side, the setback should be one foot deeper. She believes she made this point before.</p> <p>Oliver – As she has said before, she would like to see in the future the other buildings have more additive massing. Everything is starting to look the same. No concerns with the pergola. Asked about the material for the utility enclosure.</p> <p>Dutra – No concerns with the pergola.</p> <p>McLaughlin – Asked if the mechanical pads flanking the pergola have been applied for. (that’s a future application.)</p> <p>Pohl – He’s not sure the east elevation setback wasn’t brought up previously. We can state in an approval that the mechanical pads are not part of this approval. He would like to see the east and west side gables get a little narrower; suggested taking six inches out of the front side so they are further back from the main mass.</p> | | | |
| Motion | Motion to Approve through staff with the east and west wings to have six inches taken out of the front to create a setback of 2’7”. (McLaughlin) | | | |
| Vote | Carried unanimously | Certificate # | 71759 | |
| 2. Richmond Great Pt Prop | 20 DavKim Lane (NB) | Rev. 70455: Module H | 68-337 | KOH Architects |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Dutra | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Dinah Klamert , KOH Architecture – Presented project. | | | |
| Public | None | | | |
| Concerns (4:55) | <p>Oliver – The window change is an improvement and the reduction in length is good. There is no additive massing, and this is more of the same just shifted around.</p> <p>Coombs – Windows are better. It’s been a long time since we’ve seen these. We have continually asked for 1-story massing to these and there is none; they all look alike.</p> <p>Camp – North elevation, would like clapboard around the front door under the porch. Would like an opportunity to discuss a variety in the color pallets of the structures.</p> <p>McLaughlin – No comments.</p> | | | |
| Motion | Motion to Approve through staff with the addition of clapboard on the north elevation center mass between the two gables (Camp) | | | |
| Vote | Carried 5-0 | Certificate # | 71760 | |

V. OLD BUSINESS

| | | | | | |
|-----------------|---|-------------------|----------------|----------|------------|
| 1. | Donato, Mark | 106 Orange Street | Roof top solar | 55-400.1 | ACK Smart |
| Voting | Pohl, Coombs, Dutra | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments. | | | | |
| Representing | Tobias Glidden , ACK Smart – He was hoping for all four of the sitting members. Presented information on the materials at the table; this is the third mock up. Reviewed changes made per previous concerns. Explained the technology for the skins. They went with black-edge panels because the board asked for those. The Hummock Pond house panels overhang the roof, which is a concern in high windows. We've been diligent in the accuracy of our plans. | | | | |
| Public | John McLaughlin – Looking at the map, this is inside the old historic district (OHD). He does not think any roof in the OHD should have solar on it; the panels detract from the character of the house. This would set a bad precedent. | | | | |
| Concerns (5:11) | Coombs – The applicant's representative has made a thorough presentation; however, when she viewed this driving north on Orange Street, the array was very clear. This is on a very important route; the house is in the OHD; and this is right across from Cumberland Farm. She thinks the roof shingles would have to be darker to match the panels and every inch of roof filled in. Feels this particular house is not the place for solar. South elevation, there is a large area that isn't covered by solar panels; the preference would be completely coverage. Suggested withdrawing the application and reconsidering the project to make the panels and roof all one color; a withdrawal prevents getting a denial. Dutra – He respects Ms. Coombs comments and concerns that this would creep deeper into the OHD. This is right on the edge of the OHD and they've worked hard to try to make this work, but he's not sure the skins help in the reality of seeing it. Asked if there is a way to skin it after it's installed. Pohl – He didn't get an opportunity to view this. The idea of having the photo image superimposed on a panel doesn't take into account the different types of surfaces – reflective versus non-reflective. He doesn't think the skin helps. We approved a solar array on a house right on Hummock Pond Road going into Town; it's a black roof, the panels are on the back but cover the roof plane; the seams and sides aren't conspicuous. It is in the OHD; it is conspicuous; and it is on the front and all that is a problem. To Ms. Coombs point, if this is withdrawn, the reapplication would come back with a full board. | | | | |
| Motion | Motion to Hold for revisions and further study. (Coombs) | | | | |
| Vote | Carried unanimously | | Certificate # | | |
| 2. | Malone, Barb | 6 Hiawasse Lane | New dwelling | 56/471 | Val Oliver |
| Voting | Pohl, Coombs, McLaughlin, Camp, Dutra | | | | |
| Alternates | None | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Val Oliver – Presented project. Presented a simplified option at the table | | | | |
| Public | None | | | | |
| Concerns (5:46) | Pohl – There is much about the applied-for version that would be picked at. The option is much more sympathetic. Because it is white trim; the built up trim needs to be reduced. Camp – Agrees with Mr. Pohl that the simplified version is much more sympathetic to Nantucket. The oval window in the arch is not typical to Nantucket and ditto on the south elevation oval window. She doesn't know the area and would like to view. The double trim on the gambrel draws attention to its being a very narrow gambrel. South elevation far left, the windows don't relate to each other. Dutra – The presented option is much better. The trim on the gambrel seems atypical for Nantucket. Cottage corners might also make a difference. Coombs – East elevation, the dormer 4-over-1 windows should be eliminated and the large windows with shutters separated. The south elevation might be visible through the cemetery; the four windows in the center should be reduced to three, made a little larger, and spaced better. McLaughlin – Agrees about the simplified version. The oval window on the front should be eliminated. | | | | |
| Motion | Motion to Hold for revisions. (Camp) | | | | |
| Vote | Carried unanimously | | Certificate # | | |
| 3. | Hidalgo, Jose | 28A Evergreen Way | Shed | 66/713.2 | Self |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Dutra | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (6:00) | Not opened at this time. | | | | |
| Motion | Motion to Hold for representation. (Camp) | | | | |
| Vote | Carried 5-0 | | Certificate # | | |

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|-----------------|---|-------------------------|-------------------------|--------|------|
| 4. | 58 North Liberty LLC | 58 North Liberty Street | Window revision/shutter | 41/253 | Self |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Dutra | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments. | | | | |
| Representing | Robert Newman , Sandcastle Construction Inc. – Presented project; because it’s not in the ROH, so it must meet the requirements of the energy code. Joseph Greene Eleanor Greene | | | | |
| Public | None | | | | |
| Concerns (6:01) | Pohl – Read HSAB comments: shutters louvered; Andersen SDL (simulated divided light) windows not appropriate. Mr. Newman is saying this house is not in the HDC limits of the OHD. As a contributing structure, we can write a letter stating this is exempt from the energy code. East elevation, the front windows will remain and have shutters; the ones in question are on the side and back. He’d like to view so he knows how visible the replaced windows would be. Explained the difference between zoning ROH and HDC OHD and that the two don’t always align. Coombs – This structure is listed as contributing on the National Registry; circa 1905 and on the street. She’d prefer the appropriate wood windows be applied for. She’d like to see a window survey before approving their replacement. Staff – This is located in the HDC OHD; both sides of the street in this area are in the OHD. Camp – She’d be okay with the Andersons in the back, but the bay windows should be wood, true-divided lights (TDL). The kitchen window could be Anderson as well since it’s behind the bay. McLaughlin – The window request is appropriate. Oliver – The private way serves a house directly in back of this; the rear wouldn’t be visible. Agrees with Ms. Camp. | | | | |
| Motion | Motion to Approve through staff with the east elevation shutters to be louvered and the existing bay windows to be refurbished. (McLaughlin) | | | | |
| Vote | Carried 5-0 | | Certificate # | 71761 | |

VI. NEW BUSINESS

| | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map-Parcel</u> | <u>Agent</u> |
|-----------------|--|-----------------------|-------------------------|-------------------|--------------|
| 1. | Turner, Michelle Trst | 1 Washington Avenue | Rev. 71005: rotate shed | 60.2.4-81 | B Meerbergen |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Dutra | | | | |
| Recused | None | | | | |
| Documentation | None | | | | |
| Representing | None | | | | |
| Public | None | | | | |
| Concerns (6:17) | Not opened at this time. | | | | |
| Motion | Motion to Hold for representation. (Camp) | | | | |
| Vote | Carried 5-0 | | Certificate # | | |
| 2. | Lemberg, Ed | 1 White Whale Lane | New dwelling | 66-18 | Self |
| Voting | Pohl, Coombs, McLaughlin, Camp, Dutra | | | | |
| Alternates | None | | | | |
| Recused | Oliver | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Victoria Ewing , LINK – Presented project. | | | | |
| Public | None | | | | |
| Concerns (6:18) | Coombs – West elevation, the 1 st -floor, single window should be moved six inches to be centered beneath the two above. East elevation, there is only one window per room; those should be centered on the ridge. Bedroom Nr. 4 could have another window for cross ventilation. Camp – The dormers on the north and south should be set back and smaller to reduce the amount of shingling between them and in the cheek walls; the large dormers are overwhelming. Dutra – He agrees with what’s been said. McLaughlin - The air-conditioning condensers (A/C) need to be applied for. The exterior, basement well needs fencing around it. | | | | |
| Motion | Motion to Hold for revisions. (Camp) | | | | |
| Vote | Carried 5-0 | | Certificate # | | |

Proposed HDC Minutes for January 15, 2019

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|----------------------------|---|---------------------------------|--------------|---------------|
| 3. Lemberg, Ed | 1 White Whale Lane | New second dwelling | 66-18 | Self |
| Voting | Pohl, Coombs, McLaughlin, Camp, Dutra | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Victoria Ewing , LINK – Presented project. | | | |
| Public | None | | | |
| Concerns (6:27) | <p>Camp – The rear dormer needs more windows or be reduced in size.</p> <p>Dutra – Agrees with Ms. Camp. The basement well needs a railing.</p> <p>Coombs – No comments.</p> <p>McLaughlin – A/C needs to be applied for.</p> <p>Pohl – Nothing to add.</p> | | | |
| Motion | Motion to Hold for revisions. (Camp) | | | |
| Vote | Carried 5-0 | Certificate # | | |
| 4. Millard, Jessica E Trst | 5 Cudweed Road | Hardscape: pool & patio | 82-145 | CWA |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Dutra | | | |
| Recused | None | | | |
| Documentation | Landscape design plans, site plan, and photos. | | | |
| Representing | Amy Ledoux , Chip Webster Associates – Presented project; the pool has an autocover; no landscaping is planned at this time. | | | |
| Public | None | | | |
| Concerns (6:31) | <p>Camp – This area is open moors with low growth; this needs some screening. She'd like to see a landscaping plan.</p> <p>McLaughlin – This area is wide open.</p> <p>Coombs – She can't approve this without vegetation or some screening plan. The vegetation around here is very short. There are a couple of undeveloped roads; if we allow this to be built and the roads are improved, it's too late to screen the pool.</p> <p>Oliver – She doesn't think it will be visible. They have a bluestone patio that can't be seen. A split-rail fence with tall grass would hide the pool.</p> <p>Pohl – HDC reviews pools to ensure they aren't visible from a public way. He too would like to see a landscape plan for screening. He thinks this would be visible from the proprietor's way. The vegetation should not look artificial but blend into the native vegetation.</p> | | | |
| Motion | Motion to Hold for revisions. (Coombs) | | | |
| Vote | Carried 5-0 | Certificate # | | |
| 5. Costa, Anthony | 10 Swift Rock Road | Rev. 70461: roof, fenst & porch | 40-36 | CWA |
| Voting | Pohl, Coombs, Camp, Oliver | | | |
| Alternates | Dutra (stepped out) | | | |
| Recused | McLaughlin | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Amy Ledoux , Chip Webster Associates – Presented project. | | | |
| Public | None | | | |
| Concerns (6:41) | No concerns. | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | |
| Vote | Carried 4-0 | Certificate # | 71762 | |
| 6. Charron, Paul | 48 Walsh Street | Move-demo | 29-101 | Robert Newman |
| Voting | Pohl, Coombs, Camp, Oliver, Dutra | | | |
| Alternates | McLaughlin (stepped out) | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and historic documentation. | | | |
| Representing | Robert Newman , Sandcastle Construction Inc. – Presented project; circa 1980s. | | | |
| Public | None | | | |
| Concerns (6:46) | No concerns. | | | |
| Motion | Motion to Approve as a move-demolition. (Camp) | | | |
| Vote | Carried 5-0 | Certificate # | 71763 | |

Proposed HDC Minutes for January 15, 2019

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|---------------------|--|-------------------|----------------------------|--------|----------------|
| 7. | Charron, Paul | 48 Walsh Street | New dwelling | 29-101 | Robert Newman |
| Voting Alternates | Pohl, Coombs, Camp, Oliver, Dutra McLaughlin (stepped out) | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and correspondence. | | | | |
| Representing Public | Robert Newman , Sandcastle Construction Inc. – Presented project. | | | | |
| Concerns (6:50) | <p>Pohl – Read into the record a letter of concerns from Amanda Cross. None of her concerns are within HDC purview.</p> <p>Coombs – This is nearly 30 feet tall, which is tall for Walsh Street. North elevation, the left windows should be separated, or the dormers brought in to reduce the cheek wall.</p> <p>Oliver – There are tall structures in this area of Walsh Street; any height coming out of it would be good. The roof walk adds to the perceived height and it sits on a dormer. North elevation, the right wing should also drop down like the left wing. Suggested eliminating the deck with railing that connects the house to the garage, that also makes it feel large. Agrees with Ms Coombs about the dormers. She would like to have a letter of record that states what the minimum height for the first floor must be per FEMA.</p> <p>Camp – Asked for a view; wants to see the area. The 3rd-floor dormer is top heavy. The roof walk adds to the height. Agrees the connector to the garage should be reduced. There is too much brick; the landscape material should be more natural. North elevation, the shingled balcony should be less heavy; the 3rd-floor dormer echoes the south elevation.</p> <p>Dutra – Agrees with what’s been said. This building would be fine if were sitting at ground level but it’s up three feet for the flood plain; agrees about removing the roof walk and bringing the height down where possible. The deck matches the front of the house, but it might come down a couple of steps with the railing natural to weather.</p> <p>Pohl – Agrees with what’s been said. This feels very vertical and there’s much that contributes to that: the roof walk, 3rd-floor dormer are very large, and it’s raised for the flood plain. Thinks a view is a good idea</p> | | | | |
| Motion | Motion to View and Hold for revisions. (Camp) | | | | |
| Vote | Carried 5-0 | | Certificate # | | |
| 8. | Charron, Paul | 48 Walsh Street | Shed | 29-101 | Robert Newman |
| Voting Alternates | Pohl, Coombs, Camp, Oliver, Dutra McLaughlin (stepped out) | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing Public | Robert Newman, Sandcastle Construction Inc. | | | | |
| Concerns (7:05) | Not opened at this time. | | | | |
| Motion | Motion to Hold to track with the main dwelling. (Camp) | | | | |
| Vote | Carried 5-0 | | Certificate # | | |
| 9. | Taso, Denis | 36 Low Beach Road | Hardscape: pool | 74-55 | LINK |
| Voting Alternates | Pohl, Coombs, McLaughlin, Camp, Oliver Dutra | | | | |
| Recused | None | | | | |
| Documentation | Landscape design plans, site plan, photos, and advisory board comments. | | | | |
| Representing Public | Victoria Ewing , LINK – Presented project; the pool is 160 feet from the beach; this has an autocover. | | | | |
| Concerns (7:06) | <p>Pohl – Read SAB comments: no concerns; note on application, need more detail.</p> <p>Staff – The “more details” is about the plantings.</p> <p>No concerns.</p> | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | |
| Vote | Carried 5-0 | | Certificate # | 71764 | |
| 10. | Delay, Michael | 14 Cherry Street | Reinstate: demo & reconst. | 55-380 | Linda Williams |
| Voting Alternates | Pohl, Coombs, Camp, Dutra None | | | | |
| Recused | McLaughlin, Oliver | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing Public | <p>Linda Williams – Presented project, original structure was circa 1940. It is going to be shingled.</p> <p>Jason Libby – Explained what happened to the original and what he will do so that water won’t rot the new house.</p> | | | | |
| Concerns (7:10) | <p>Coombs – Asked what caused so much rot on the original structure.</p> <p>Staff – Noted a change from the original application is the natural to weather clapboard.</p> <p>No concerns with it being natural to weather shingles.</p> | | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | | |
| Vote | Carried unanimously | | Certificate # | 71765 | |

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|---------------------|--|--------------------|--------------|-----------------|
| 11. Juliano, Philip | 3 Madaket Road | Remove chimney | 41-293 | S. Hollister |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Dutra | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos, and Sanborn maps. | | | |
| Representing | Steve Hollister – Presented project. | | | |
| Public | None | | | |
| Concerns (7:19) | <p>Camp – Thinks the chimney should be restored. This house is visible from many angles. Coombs – Agrees about restoring it. They could build it just from the roof up; the back is visible from New Lane. Oliver – She’s okay with this one going as long as the main chimney remains. McLaughlin – No concerns. Discussion about rebuilding the chimney from the roof up. Pohl – He’s okay with removing the chimney.</p> | | | |
| Motion | Motion to Approve. (McLaughlin) | | | |
| Vote | Carried 3-2//Camp & Coombs opposed | Certificate # | 71766 | |
| 12. C&D Properties | 14 Tomahawk Road | Mixed use building | 69-360 | Thornewill Dsgn |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Dutra | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, photos. | | | |
| Representing | Luke Thornewill , Thornewill Design – Presented project. | | | |
| Public | None | | | |
| Concerns (7:27) | No concerns. | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | |
| Vote | Carried 5-0 | Certificate # | 71767 | |
| 13. Clausson, Olaf | 30 Eel Point Road | Garage/studio | 40-44.1 | Thornewill Dsgn |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | |
| Alternates | Dutra | | | |
| Recused | None | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Luke Thornewill , Thornewill Design – Presented project. | | | |
| Public | None | | | |
| Concerns (7:30) | No concerns. | | | |
| Motion | Motion to Approve as submitted. (Oliver) | | | |
| Vote | Carried 5-0 | Certificate # | 71768 | |
| 14. Stahler, Lynne | 5 Reaper Circle | New dwelling | 73-43 | Val Oliver |
| Voting | Pohl, Coombs, McLaughlin, Camp, Dutra | | | |
| Alternates | None | | | |
| Recused | Oliver | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | |
| Representing | Val Oliver – Presented project. | | | |
| Public | None | | | |
| Concerns (7:32) | <p>Camp – Doesn’t like the configuration of the east elevation dormer windows and the panes are very vertical. Dutra – Suggested bringing the windows closer together. South elevation little gable, the windows should come closer together. Likes the design. East elevation dormer should be split into three. Coombs – There is a lot of space between the windows and the cheek walls but if they come in too much, they become insignificant. It’s a cute house. East elevation should have three dormers. McLaughlin – No comments. Pohl – The east elevation 3-over-3 window panes are too vertical; suggested the same 6-over-6 windows on the south elevation be used on the north.</p> | | | |
| Motion | Motion to Approve through staff with the east elevation 3-over-3 to 6-over-6 that match the south elevation window. (Camp) | | | |
| Vote | Carried 5-0 | Certificate # | 71769 | |

Proposed HDC Minutes for January 15, 2019

| | | | | | |
|-----------------|--|------------------------|-----------------------------|--------------|-----------------|
| 15. | 7 Lily St., LLC | 7 Lily Street 'Sconset | Demo rear ell; new addition | 73.3.1-114 | McMullen Assoc. |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Dutra | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments. | | | | |
| Representing | Nathan McMullen , McMullen & Associates – Presented project; no original windows left. Will Stephens – He has good records of all the original trim work to keep the original feel. Want to use the existing porthole windows inside. | | | | |
| Public | | | | | |
| Concerns (7:41) | Pohl – Read SAB comments: no concerns. Read into the record letter of support from George Kelly, 6 Lily Street. Camp – South elevation, the existing front door should remain. East elevation, the right French doors are awkward; the 12-light door with the pent roof is inappropriate; suggested the new main door match the existing front door so it won't compete; the French doors under the shed roof should become a 10-light. The pent-roof pitch is very shallow. Oliver – Agrees about the grill pattern on the French doors; it looks complicated because they are so narrow. She thinks less panes would be better. Coombs – The east elevation pent roof makes this little house look heavy. French doors should be 12 lights with no panel. McLaughlin – No comments. | | | | |
| Motion | Motion to Approve through staff with the east elevation front door to match the existing front door; existing front door to remain; and east elevation French doors to be 12-light no panel. (Coombs) | | | | |
| Vote | Carried 5-0 | | Certificate # | 71770 | |
| 16. | 7 Lily St., LLC | 7 Lily Street 'Sconset | Garage | 73.3.1-114 | McMullen Assoc. |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Dutra | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, photos, and advisory board comments. | | | | |
| Representing | Nathan McMullen , McMullen & Associates – Presented project. Will Stephens | | | | |
| Public | None | | | | |
| Concerns (7:58) | Pohl – Read SAB comments: no concerns. No concerns. | | | | |
| Motion | Motion to Approve as submitted. (McLaughlin) | | | | |
| Vote | Carried 5-0 | | Certificate # | 71771 | |
| 17. | Nant. Islands Land Bank | 40 & 60 Millbrook Road | Shed | 57-7&8 | NILB |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Dutra | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Leedara Zola , Project Manager Nantucket Islands Land Bank – Presented project. | | | | |
| Public | None | | | | |
| Concerns (8:01) | Camp – The roof pitch looks shallow; a pitch of 7/12 would help. Pohl – The 9-light windows should be narrower and/or taller, so the panes are more vertical. McLaughlin – The roof pitch minimum is 7/12. | | | | |
| Motion | Motion to Approve through staff with the roof pitch going to 7/12 and the 9-light windows to be four to six inches taller. (Camp) | | | | |
| Vote | Carried 5-0 | | Certificate # | 71772 | |
| 18. | Nant. Islands Land Bank | 40 & 60 Millbrook Road | Fence | 57-7&8 | NILB |
| Voting | Pohl, Coombs, McLaughlin, Camp, Oliver | | | | |
| Alternates | Dutra | | | | |
| Recused | None | | | | |
| Documentation | Architectural elevation plans, site plan, and photos. | | | | |
| Representing | Leedara Zola , Project Manager Nantucket Islands Land Bank – Presented project. | | | | |
| Public | None | | | | |
| Concerns (8:07) | No concerns. | | | | |
| Motion | Motion to Approve as submitted. (Camp) | | | | |
| Vote | Carried 5-0 | | Certificate # | 71773 | |

VII. OTHER BUSINESS

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|---------------------|---|
| Approve Minutes | December 13 & 20, 2018: Adopted by unanimous consent. |
| Review Minutes | January 3 & 8, 2018 |
| Other Business | <ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. Held. • Recap of DPW public information session in regard to upper Main Street road and sidewalk work. Coombs – Found the meeting very productive; summarized the discussion. The next session is scheduled for March. Discussion about having a weight limit for vehicles traversing upper Main Street. • Discussion of minimum maintenance actions at 44 Orange Street and 1 Gorham’s Court. Camp – 44 Orange is an old historic house that is rotting and falling apart. 1 Gorham’s Court is in the same situation. Suggested everyone should go look at it first. Pohl – Asked if a motion is necessary for staff to draft and send a letter to the owners. Staff – Recommend the Commission look into it before sending a letter of neglect. |
| Commission Comments | Camp – Asked about lack of screening at Island Lumber. Staff – The work is not yet completed. |

List of additional documents used at the meeting:

1. None

Adjourned at 8:23 p.m. by unanimous consent.

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

