



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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 31, 2023**

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

Called to order at 4:06 pm. and announcements by Mr. Pohl

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

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

Remote Participants: None

Absent Members: Pohl

Late Arrivals: None

Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Oliver)**

Vote Carried unanimously

## I. COMMISSION COMMENTS

1. Coombs – Asked whether we are having a meeting on Thursday regarding advisory groups and citizen article.
2. Welch – Replied yes.

## II. PUBLIC COMMENT

1. None

## III. ENFORCEMENT/ VIOLATION

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>
1.Rodts Forrest Tr.	5 Broadway	Unapproved foundation work	73.2.4/4
Voting	Welch, Coombs, Camp, Oliver, Patten		
Alternates	None		
Recused	None		
Documentation	None		
Representing	None		
Public	None		

Concerns

**Saad** – Introduced himself as a planning and land use specialist. Received pictures last week regarding the foundation work taking place at 5 Broadway (in Sconset). There was no HDC approval nor building permit for this work. It is a rubble foundation, and all the rubble has been removed. The building department issued a stop work order for this job and the building commissioner has issued an emergency permit for this work after discussions with the contractor to verify that either the foundation or the sill required the work to move forward. An HDC submission is still required and when they do submit an as-built fee will be tacked on that application fee of 10 times the amount. Was wondering if the board wished to fine them further?

**Welch** – The board doesn't plan to issue a cease-and-desist order but since Mr. Saad has been in contact with the owners or contractors regarding submitting an HDC application we would suggest he contact the owner's agent as well and have them come before the board next Tuesday to explain what happened. Mr. Welch is aware of how the stop work order came to be and has firsthand knowledge of the conditions at the site. There seems to be some question as to whether it was a full, rubble, or a pier foundation or partially some of each. The owners/ contractors are already on notice that they need to submit an HDC application and that there will be a penalty/fine. Suggest that a cease-and-desist order can be implemented once enough work has been done to secure the structure. Once the structure is secure the applicant can come before the board again with an application on how they plan to move forward with this work.

**Backus** – This is a historic structure that dates anywhere between 1751 to 1797. The existing was a rubble foundation and should remain that way. Would be nice to have plans on exactly what is going on. Mr. Saad and Ms. Backus spoke once they found out there was an emergency permit issued and decided to coordinate internally to work with the building department on making sure that submittals are submitted at the same time so that way there isn't a lag between the building department and the HDC submissions for emergency situations.

**Oliver** – Thinks that it's important for the board to deal with these types of situations preemptively going forward. She fears if they continue to allow people to come forward claiming an emergency after work has already begun, more and more people would submit like this and the small fee of 10 times \$50 won't deter them from doing so. Unless a house is imploding in her mind it is not that dear of an emergency.

**Camp** – Wondering why the board wouldn't issue a cease-and-desist order given that this is a historic building and touching it any further is probably going to make it worse. Also wondering if there are any pictures of the structure before this work began to ensure that once the work continues materials are put back as they were.

Motion

**Motion to cease and desist work on this job except for securing the areas that need major structural support until the board meets with the applicant next Tuesday. (Oliver)**

Vote

Carried unanimously

Certificate #

Pending Application

**III. CONSENTS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Far East Nantucket LLC <b>01-7854</b>	47 Warren's Landing	Demo dwelling	38/54	Jessie Brescher
2. Bisaillon Frederick TR. <b>01-7855</b>	65A Surfside Rd	Revisions dwelling 07-6996	68/223.5	DTA
3. Will Lucas <b>01-7840</b>	20 Gray Ave	Addition rev 04-6116	67/186	Will Lucas
4. Tristram Group <b>01-7829</b>	9 Arkansas Ave	Roof replacement	59.4/218	Vasil Marinov
5. Elaine Russell <b>01-7826</b>	2 Fairfield St.	New porch entryway	76.1.4/7	Elaine Russell
6. 7 Starbuck LLC <b>01-7663</b>	7 Starbuck Ct	Color chng MH	42.3.3/80	Todd Burns
7. 7 Starbuck LLC <b>01-7852</b>	7 Starbuck Ct	Color chng garage	42.3.3/80	Todd Burns
8. 7 Starbuck LLC <b>01-7851</b>	7 Starbuck Ct	Color chng cottage	42.3.3/80	Todd Burns
9. John & Kelly Lee <b>01-7807</b>	1 Ridge Lane	Addition	38/91	Gryphon Architects
10. NT Land Bank <b>01-7812</b>	19 Wauwinet Rd	Farmhouse addition	20/35	Normand Residential
11. NT Land bank <b>01-7814</b>	19 Wauwinet Rd	Stream bridge	20/35	Normand Residential
12. Glenbeigh LLC <b>01-7687</b>	33 Nonantum Rd	New garage/studio	87/49	Thornewill Design
13. Melissa Neier <b>01-7725</b>	11 Prospect St	Roof replacement	55.4.4/42	Twig Perkins
14. Chris O'Connell <b>01-7679</b>	3 Upper Tawpawshaw	New dwelling	53/41	EMDA
15. 41 WMR Trust <b>01-7785</b>	41 W Miacomet	Replace foundation & addition	86/31.1	Emeritus LTD

Voting

Welch, Coombs, Camp, Oliver, Dutra

Alternates

Patten

Recused

Thornewill

Documentation

None

Representing

None

Public

None

Concerns

No concerns.

Motion

**Motion to Approve. (Oliver)**

Vote

Carried unanimously

Certificate #

**HDC2023-01-(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. 6 Todd Circle LLC <b>01-7853</b>	6 Todd Circle	Pool & hardscape	66/294	Atlantic Landscaping
• 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 original application.				
2. 3a Massasoit Bridge LLC <b>01-7796</b>	5 Massasoit Bridge Rd.	Pool & pool cabana	59/11.1	Will Stephens
• 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 original application.				
3. Doreen Brehver <b>01-7824</b>	71 Pochick Ave	Pool & hardscape	79/14	Atlantic Landscaping
• 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 original application.				
4. Decatur XIX LLC <b>01-7827</b>	12 Westerwyck Way	Spa & hardscape	82/64	Jardins Intl
• 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 original application.				
5. NT Land Bank <b>01-7753</b>	19 Wauwinet Rd	Barn fenestration chng	20/35	Normand Residential
• Double-hung versions of existing 6-lite sash—i.e., width and height sash of the same size, double-stacked” in a 6-over-1 double-hung configuration; slightly larger sash configuration allowed if required for emergency escape access.				
6. 41 WMR Trust <b>01-7672</b>	41 W Miacomet	Pool & hardscape	86/31.1	Jardins Intl.
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 original application.				
7. Patrick & Carolyn DePalma <b>01-7757</b>	3 Westerwick Drive	Pool & hardscape	73/37	Carolyn DePalma
Decrease pool surround/patio by 20%; Move pool surround/patio, etc. out of setback; no pool equipment in setbacks; pool equipment to be fenced min. Type II visibility blocking; no grade change; pool not visible at time of inspection or thereafter; single-width driveway (either of the proposed materials) vs. double-width driveway.				
8. Tigerlily Nom Trust <b>01-7671</b>	7 Barnabas Ln	Pool & hardscape	30/132	Ahern
• move pool surround/patio, etc. out of setback; reduce size of patio around pool and soften edges of pool patio and granite patio; no pool equipment in setbacks; pool equipment to be fenced min. type ii visibility blocking; no grade change; pool not visible at time of inspection or thereafter; single-width driveway (either of the proposed materials) vs. double-width driveway.				
Voting	Welch, Coombs, Camp, Thornevill, Dutra			
Alternates	Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	None			
Public	None			
Concerns				
Motion	<b>Motion to Approve all items except item 8 (Coombs)</b>			
Vote	Carried 4-1 // Camp opposed			Certificate # <b>HDC2023-01-(as noted)</b>
Documentation	Holly: Mickey: Thinks it would make more sense for this project to track with MH and Garage submissions.			
Motion	<b>Motion to Hold Item 8 to track with MH and Garage (Coombs)</b>			
Vote	Carried Unanimously			

**VII. OLD BUSINESS 12/13/22**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Manganaro Margaret Tr <b>01-7750</b>	7 Summer St	Repair & replace	42.3.3/114	Ned Paul
Voting	Welch, Coombs, Camp, Patten			
Alternates	None			
Recused	Dutra			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ned Paul			
Public	None			

Concerns **Paul** – Submitted new photos of the proposed work site as well as a floor plan sketch. Batten door and small window questioned by Mrs. Backus to go back on as existed. Loose cinderblocks on foundation to be replaced with piers. Would bring shingle line down to meet pier foundation and use lattice.

**Backus** – This is a circa 1790 typical Nantucket. Showed street view of 7 Summer St from google earth, wanting to bring the boards attention to the batten door and small window. Photos submitted show the batten door and small window gone. Will these historic elements of the structure be replaced? The rear L itself is a minimum of 145 years old indicating that some restoration needs to be done. Based on what is on the photos of what is existing, are the cinder blocks just under the platform and the little 12 sf. Bump out? Also, the work has already been started are we to issue a fine or not? Suggests the applicant add drawn out elevations to their submission for clarity.

**Camp** – Wondering whether the foundation is going back and what materials is the foundation currently made out of?

**Coombs** – Would like to see more precise drawings to know what is going where.

**Welch** – This is an as-built so it would have an as-built fee. Why don't we just put this back on in the queue for as early as next Tuesday.

Motion **Motion to Hold for revisions. Requesting west elevation as exist, and west elevation as proposed to show what the work would look like once it's complete. Including batten door and small window above it. (Camp)**

Vote Carried unanimously Certificate # **HDC2023-01-7750**

2. 41 Monomoy LLC **10-7246** 41 Monomoy Rd Add roofwalk & fenestration 54/79.1 Emeritus LTD

Voting Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, and advisory comments.

Representing Public **Martinez** – This was heard on Thursday with a motion of held for a view. This was my mistake for not taking it off the agenda.

Concerns **No Action**

Motion **No Action**

Vote N/A Certificate # **HDC2022-10-7246**

**VII. NEW BUSINESS 12/20/22**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 32 Hulbert Trust <b>01-7704</b>	32 Hulbert Ave	Fenestration Rev 09-7037	29/72	Botticelli + Pohl

Voting Welch, Coombs, Camp, Oliver, Patten

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, and advisory comments.

Representing Lisa Botticelli

Public None

Concerns **Backus** – Recommends tying the two windows and the new dormer into the gang on the west elevation same as shown on the other elevations. On the south elevation the gambrel seems a little crowded with the three gang windows, I would recommend changing it back to two. On the east elevation mimic the two ganged windows like the ones that are on the first floor.

**Welch** – Sounds like there is consensus on the dormers and that triple in the gable on the south. Suggest a wider structural mould on those windows to get a little more width.

**Coombs** – Agrees with Val. Everything on the second floor are gang windows and makes the second floor look heavier.

**Camp** – Agrees with the board that the new dormer looks a little bit overdone. Agrees with HSAB on the south elevation that the three windows should go back to two. For simplicity.

**Oliver** – The only concern is the dormer that was expanded on the west elevation, thinks that needs to come in some.

**Val** – Concern about the dormer on the West that went from a single to a double.

**Patten** – Agrees that triple windows on the South elevation to go back to two windows.

**Welch** – Sounds like there's consensus on the dormers and the triple and the gable on the south elevation.

Motion **Motion to Hold for minor revisions. (Camp)**

Vote Carried unanimously Certificate # **HDC2023-01-7704**

2. The Brant LLC <b>12-7612</b>	6 & 8 N Beach St/4 Dolphin Ct	New Building	42.4.1/65.1	Linda Williams
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Voting Welch

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, and advisory comments.

Representing Linda Williams

Public **Martinez** – Applicant requested to hold.

Concerns **No action**

Motion **No action**

Vote N/A Certificate # **HDC2022-12-7612**

3.	Harold Brothers Realty, LLC 01-7685	2,4,6 Highland Ave	New dwelling 1	30/189	Emeritus LTD
Voting	Welch, Coombs, Camp, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt				
Public	None				
Concerns					
Motion	<b>No Action</b>				
Vote	N/A				
				Certificate #	<b>HDC2022-01-7685</b>

4.	Harold Brothers Realty, LLC 01-7684	2,4,6 Highland Ave	New dwelling 2	30/189	Emeritus LTD
Voting	Welch, Coombs, Camp, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt				
Public	None				
Concerns					
Motion	<b>No Action</b>				
Vote	N/A				
				Certificate #	<b>HDC2023-01-7684</b>

**VII. OLD BUSINESS 01/03/23**

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	10 York LLC 10-7291	10 York St	Doors, windows, rear mass chgn	55.4.1/142	Thornewill Design
Voting	Welch, Coombs, Camp, Oliver.				
Alternates	Dutra, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Luke Thornewill				
Public	None				
Concerns	<p><b>Thornewill</b> – Believes they have addressed all the board’s previous concerns.</p> <p><b>Backus</b> – Has concerns about the additive massing as proposed. Suggest it may be more successful by adding a one and half story bump out on that second mass. Eliminating the strange progression in the mass of one story to one and half. The a-typical second story access story may be visible from cottage court. All French doors with double and single should be 12 light with kick panel.</p> <p><b>Rowland</b> – Believes plate height was raised on the small shed on east elevation, and that it would work best with a lower plate height. Adding a two-story mass seems inconsistent with the neighborhood. There seem to be no other roof walks in nearby streets.</p> <p><b>Welch</b> – North elevation first submission helps to soften this gable forward. If</p> <p><b>Coombs</b> – In order to put a roof walk she thought we needed to be able to show that one existed there in the past. She would like to see the three windows on the East elevation (lefthand side) to be two windows. Would like to see the addition to the left on the east elevation come down somewhat so that it’s not in competition with the main mass. Would also like to see the two windows on that gable to be separated. West elevation, doors should be 12 light kick panel.</p> <p><b>Camp</b> – Appreciates the design. The left-hand side is talking a little bit too loudly. Recommends two windows on the left side instead of three.</p> <p><b>Oliver</b> – Agree with Abby about the transom.</p> <p><b>Dutra</b> – Thinks it’ll help if the windows on the second mass are reduced in size to minimize the additions’ overall presence.</p>				
Motion	<b>Motion to Approve through Staff with the for chimney moving closer to the roof walk on the north. Changing the front door transom to more relate to the front door and a little bit more trim around the front door. To add back the one-story element on the north to the addition. French doors to be 12 light with kick panel. (Oliver)</b>				
Vote	Carried unanimously				
				Certificate #	<b>HDC2022-10-7291</b>

2.	1010 Wins LLC 10-7136	10 Lincoln Ave	Demo/ move of garage	30/184	Emeritus LTD
Voting	Welch, Coombs, Camp, Oliver.				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern				
Public	<b>Peter Ernst</b> - Concerned about the new proposed garage’s proximity from the main house, it’s proximity to Lincoln Ave, and the new Lincoln Ave driveway.				

Concerns	<p><b>Backus</b> - Would prefer for the structure to be moved rather than demolished.  <b>Rowland</b> – Has no concerns as long as the garage is being reused as a cabana.  <b>Coombs</b> – Prefers the current garage structure be used as proposed cabana.  <b>Camp</b> – Concerns about where the move is proposed.</p>			
Motion	<b>Motion to Track with Garage. (Welch)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-10-7136</b>	
<b>3. 1010 Wins LLC 10-7317</b>	<b>10 Lincoln Ave</b>	<b>New garage</b>	<b>30/184</b>	<b>Emeritus LTD</b>
Voting	Welch, Coombs, Camp, Oliver.			
Alternates	Dutra			
Recused	None			
Documentation	<p>Holly: The pent roof is not appropriate. Overhead door is discouraged.  Mickey: Some inconsistencies with the various site plans. Garage should be placed as far to the rear as possible. Garage doors seem tall and change the scale of the structure.</p>			
Representing Public	Matt MacEachern			
Concerns	<p><b>Peter Ernst:</b> Peter see’s inconsistencies in the garage’s proximity as proposed.  <b>Backus</b> - Pent roof is not appropriate. Overhead door is discouraged.  <b>Welch</b> – Structure is oversized. Believes this will stand out. The four-leg fenestration is too large. Proposes flip flopping proposed Cabana with the Pool.  <b>Coombs</b> – Thinks structure is too tall. Would like to see the whole building come down on height. Would like to see it pushed back as well.  <b>Camp</b> – Would like to see this structure where the applicant is proposing the Cabana. Thinks it’s too big and would like to see it pushed back.  <b>Oliver</b> – Garage should be pushed back. This structure to relate more to the scale of what was there.  <b>Dutra</b> – Would like to see it moved back. Would like the height reduced and the same doors as original garage be used on there.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2022-10-7317</b>	
<b>4. 1010 Wins LLC 01-7783</b>	<b>10 Lincoln Ave</b>	<b>Cabana</b>	<b>30/184</b>	<b>Emeritus LTD</b>
Voting	Welch, Coombs, Camp, Oliver;			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing Public	Matt MacEachern			
Concerns	<p><b>Rowland</b> – Would prefer to see the current garage structure be used as the new cabana.  <b>Coombs</b> – Was hoping for the existing garage to be used as cabana.</p>			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried 4 -1// Camp opposed	Certificate #	<b>HDC2023-01-7783</b>	
<b>5. 1010 Wins LLC 10-7337</b>	<b>10 Lincoln Ave</b>	<b>Hardscape; gate; pool &amp; spa</b>	<b>30/184</b>	<b>Jardins Intl.</b>
Voting	Welch, Coombs, Camp, Oliver;			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing Public	Elizabeth (Jardin’s Intl.)			
Concerns	<b>None</b>			
Motion	<b>Motion to Approve as submitted. (Camp)</b>			
Vote	Carried unanimously	Certificate #	<b>HDC2023-01-7337</b>	
<b>6. SAWB Corp. 11-7453</b>	<b>24 Cliff Rd</b>	<b>Addition</b>	<b>42.4.4/49</b>	<b>SCI</b>
Voting	Coombs, Camp, Thornewill;			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing Public	Chuck Lenhart			
Concerns	<p><b>Backus</b> – Shed roof is oddly placed.  <b>Rowland</b> – Structure has extraordinary vertical proportions.  <b>Thornewill</b> – Recommends windows and the left side of east elevation to be removed.  <b>Coombs</b> – Agrees with Carrie.</p>			
Motion	<b>Motion to Approve through Staff with windows on left side of east elevations to be removed. (Coombs)</b>			
Vote	Carried 2 -1// Camp opposed	Certificate #	<b>HDC2023-01-7453</b>	
<b>7. Reade, Gullicksen, Hanley &amp; Gifford 04-6162</b>	<b>42 Easton St</b>	<b>Hardscape, gate &amp; paving</b>	<b>42.4.1/21</b>	<b>Sconset Gardener Inc.</b>
Voting	Welch, Coombs, Camp, Thornewill;			

Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Marty McGowan
Public	None
Concerns	<b>Backus</b> – Really hard to discern what is existing to what is being proposed. <b>Rowland</b> – Brick pattern should be much simpler to remain in keeping with current patterns. <b>Welch</b> – Seems too formal. Concerned about the monotone grey. The pattering seems problematic. <b>Coombs</b> – Entrance is too wide. Parking lot inside is almost as wide as the house. Prefers a regular fence not a sliding fence. <b>Camp</b> – Not into the mechanical sliding gate. Would prefer a Belgian block and more greenery around driveway. <b>Thornewill</b> – Brick work is complicated looking and seems like a lot of brick. If there was less brick and more formal this might read as more residential. Get rid of the returns. Hoping for more photos of the material that is being used.
Motion	<b>Motion to Hold for revisions and more information.</b>
Vote	Carried unanimously
	Certificate # <b>HDC2022-04-6162</b>
<b>8. John Mergue 10-7341</b>	<b>36 Easton St New garage/apartment 42.1.4/19 EMDA</b>
Voting	Camp, Coombs, Thornewill;
Alternates	Pohl
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Scott Anderson
Public	None
Concerns	<b>Backus</b> – Only concern is if building is being elevated due to FEMA, if so please submit an elevation certificate. <b>Thornewill</b> – Tiny windows on the North elevation can be bigger.
Motion	<b>Motion to Approve through Staff with small windows on North elevation going from B to A. (Thornewill)</b>
Vote	Carried unanimously
	Certificate # <b>HDC2022-10-7341</b>

**X. NEW BUSINESS 01/10/23**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
<b>1. Tigerlily Nom Trust 01-7689</b>	<b>7 Barnabas Lane</b>	<b>New garage</b>	<b>30/132</b>	<b>Studio Park</b>
Voting	Welch, Coombs, Camp, Oliver;			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	James Krapp			
Public	None			
Concerns	<b>Backus</b> – The proposed is very large and vertical. The exterior chimney is inappropriate. Any French doors A simple gable garage and reduce the height. Maybe add a bump out on the rear. <b>Rowland</b> – Coordinates are mixed up on the elevations. Garages in the OHD should relate to simple traditional carriage houses. This building is much too large and complicated and tall. Having an extra set of garage doors is confusing. The exterior chimney should be moved inside or eliminated as exterior fireplaces are not appropriate near the OHD. The large hip porch roof is an awkward attachment. The flush cross gable above the main mass is totally inappropriate. <b>Oliver</b> – The massing is very confusing. Would like to see it pushed back further. Would like to see it next to the house. <b>Thornewill</b> – Too tall where it is. Agrees with everything that Mickey said. Would like to see it pushed back. <b>Coombs</b> – Chimney on the north elevation does not fit in with the simplicity of the house. Agrees with all that Mickey said. <b>Camp</b> – Agrees with all that’s been said.			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-01-7689</b>
<b>2. Salisbury Cottage, LLC 01-7737</b>	<b>13 Academy Lane</b>	<b>Reno dwelling, add dormers</b>	<b>42.4.3/112</b>	<b>Gryphon Architects</b>
Voting	Welch, Coombs, Camp, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	None			
Public	None			
Concerns	Not opened at this time.			
Motion	<b>Motion to Hold (for next Tuesday’s meeting)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2023-01-7737</b>
<b>3. Salisbury Cottage, LLC 01-7734</b>	<b>13 Academy Lane</b>	<b>New shed</b>	<b>42.4.3/112</b>	<b>Gryphon Architects</b>
Voting	Welch, Coombs, Camp, Patten			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			

Representing	None				
Public	None				
Concerns	Not opened at this time.				
Motion	<b>Motion to Hold (for next Tuesday's meeting)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7734</b>
4. Mark Wilmot	<b>01-7752</b>	35 Monomoy Road	Add shutters, replace doors	54/74	Gryphon Architects
Voting	Welch, Coombs, Camp, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	None				
Public	None				
Concerns	Not opened at this time.				
Motion	<b>Motion to Hold (for next Tuesday's meeting)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7752</b>
5. Cynthia Nelson	<b>01-7809</b>	30 King Street	Demo/move off	73.4.2/113	Gryphon Architects
Voting	Welch, Coombs, Camp, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	None				
Public	None				
Concerns	Not opened at this time.				
Motion	<b>Motion to Hold (for next Tuesday's meeting)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7809</b>
6. Cynthia Nelson	<b>01-7808</b>	30 King Street	New studio	73.4.2/113	Gryphon Architects
Voting	Welch, Coombs, Camp, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	None				
Public	None				
Concerns	Not opened at this time.				
Motion	<b>Motion to Hold (for next Tuesday's meeting)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7808</b>
7. Carlin Gifford	<b>01-7767</b>	4 Head of Plains	New dwelling	63/7	Gryphon Architects
Voting	Welch, Coombs, Camp, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ethan				
Public	None				
Concerns	Not opened at this time.				
Motion	<b>Motion to Hold (for next Tuesday's meeting)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7767</b>
8. Carlin Gifford	<b>01-7816</b>	4 Head of Plains	New garage	63/7	Gryphon Architects
Voting	Welch, Coombs, Camp, Patten				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Ethan				
Public	None				
Concerns	Not opened at this time.				
Motion	<b>Motion to Hold (for next Tuesday's meeting)</b>				
Vote	Carried unanimously			Certificate #	<b>HDC2023-01-7816</b>
9. Mike Romano	<b>01-7815</b>	55 Easton Street	Rev. 05-6245: windows	42.4.1/86	Shelter 7
Voting	Welch, Coombs, Camp;				
Alternates	None				
Recused	Dutra				
Documentation	Holly: This is a historic structure and there was no historical information submitted with application. Mickey: Need a window survey. Windows should be restored and not replaced. Window schedule providing size and specs of new proposed windows.				
Representing	Jason Olbres				



Public Concerns	None				
	<b>Backus</b> – This is a historic structure and there was no historical information submitted with the application. Existing windows should be restored not replaced. A window survey with photographs should be submitted.				
	<b>Welch</b> – Would like a window survey with specs of proposed windows. Would like TDLs on the existing structure.				
	<b>Coombs</b> – Submission should contain window schedule with sizes and specs.				
	<b>Camp</b> – Concerned about the windows being replaced rather than restored.				
	<b>Dutra</b> – Agrees with the board.				
	<b>Patten</b> – Agrees with the board.				
Motion	<b>Motion to Hold for more information. (Patten)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2023-01-7815</b>	
10. Robert McCrewsky <b>01-7670</b>	1A Yawkey Way	As-built new shed	69/19.1	Nate Barber	
Voting Alternates	Welch, Coombs, Camp, Oliver;				
Recused	Patten				
Documentation	None				
Representing Public	Architectural elevation plans, site plan, photos, and advisory comments.				
Concerns	Nate Barber				
	None				
Motion	<b>Backus</b> – Shed has all been shingled.				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2023-01-7670</b>	
11. Burton & Martello <b>01-7773</b>	55 Meadow View Drive	New 2 <sup>nd</sup> dwelling	56/170	MCA+	
Voting Alternates	Welch, Coombs, Camp, Oliver.				
Recused	Thornewill				
Documentation	None				
Representing Public	Architectural elevation plans, site plan, photos, and advisory comments.				
Concerns	Mark Cutone				
	None				
Motion	<b>Oliver</b> – Concerned about French door in the front.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried 4-1// Oliver opposed		Certificate #	<b>HDC2023-01-7773</b>	
12. Burton & Martello <b>01-7667</b>	55 Meadow View Drive	New pool	56/170	MCA+	
Voting Alternates	Welch, Coombs, Camp, Oliver;				
Recused	Thornewill				
Documentation	None				
Representing Public	Architectural elevation plans, site plan, photos, and advisory comments.				
Concerns	Mark Cutone				
	None				
Motion	<b>Welch</b> – Would like to include caveat of pool to not be seen at time of inspection and in perpetuity.				
Motion	<b>Motion to Approve through Staff with pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application. (Camp)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2023-01-7667</b>	
13. Keegan Hodges <b>01-7780</b>	32 Union Street	New garage	42.3.2/85	Thornewill Design	
Voting Alternates	Welch, Coombs, Camp, Oliver;				
Recused	Thornewill				
Documentation	None				
Representing Public	Architectural elevation plans, site plan, photos, and advisory comments.				
Concerns	Luke Thornewill				
	None				
Motion	<b>Backus</b> – Only concern is the three-panel door that should be a 12 light with a kick panel.				
	<b>Rowland</b> – Agrees with Holly.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Vote	Carried unanimously		Certificate #	<b>HDC2023-01-7780</b>	
14. Malcolm George <b>01-7666</b>	76 Baxter Road	New shed	49/42	Nate Barber	
Voting Alternates	None				
Recused	None				
Documentation	None				
Representing Public	Architectural elevation plans, site plan, photos, and advisory comments.				
Concerns	Nate Barber				
	<b>Martinez</b> – This was already approved as 3 Bayberry Ct.				
Motion	None				
Motion	<b>No Action</b>				
Vote	N/A		Certificate #	<b>HDC2023-01-7666</b>	
15. Stark Point, LLC <b>01-7747</b>	16 Easton Street	Rev. 04-6120	42.1.4/11	Botticelli & Pohl	
Voting	Welch, Coombs, Camp, Oliver.				

Alternates Patten  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Lisa Botticelli  
 Public None  
 Concerns **Backus** – As long as the all the features match the main home and we have an elevation certificate on file for this structure she has no concerns.  
**Rowland** – Thinks that with the three French doors facing right toward the street thinks that the previous version with the two windows and the single door was much more appropriate.  
**Welch** – Concerned that the side wall rail will look heavy with the shingled railing and or the chipping dale.  
**Oliver** – Concerned with the three French doors and the grilled pattern was not traditional.  
**Camp** – Like the previous submission with the two windows on either side of the French doors.  
**Coombs** – Agrees with the board.  
**Patten** – Agrees with the board.

Motion **Motion to Approve through Staff with the return to the former North second floor arrangement. (Oliver)**  
 Vote Carried unanimously Certificate # **HDC2023-01-7747**

16. 30 Pearl, LLC **01-7776** 30 India Street Rev. 07-6593: add window 42.3.4/137 Botticelli & Pohl

Voting Welch, Coombs, Camp, Oliver;  
 Alternates Dutra  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Lisa Botticelli  
 Public None  
 Concerns **Backus** - Proposed gang windows to go back to original one. Or maybe have some shingle in the middle.  
**Welch** – Would prefer a wider mullion with a white painted board. But otherwise, no concerns.  
**Coombs** – The double window should go back to a single window.

Motion **Motion to Approve through Staff with west elevation windows as submitted and east elevation windows as they exist. (Coombs)**

Vote Carried unanimously Certificate # **HDC2023-01-7776**

17. Kerlin & Jason Hempel **01-7761** 17 Orange Street Window change 42.3.2/12 Stephen & Company

Voting Welch, Coombs, Camp, Patten  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing None  
 Public None  
 Concerns Not opened at this time.

Motion **Motion to Hold for representation.**

Vote Carried unanimously Certificate # **HDC2023-01-7761**

**X. OLD BUSINESS 01/17/23**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Matt & Caroline Manera 10-7351	15 Morey Lane	New garage	73.3.1/38	EMDA

Voting Welch, Coombs, Camp, Patten  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing N/A  
 Public None  
 Concerns Not opened at this time.  
 Motion **Motion to Hold for representation.**  
 Vote Carried unanimously Certificate # **HDC2022-10-7351**

2. 13 Commercial Wharf LLC 09-6996	13 Commercial Wharf	Rev- shorten structure	42.2.4/10	NAG
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Voting Welch, Coombs, Camp, Patten  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.  
 Representing Will Stephens  
 Public None  
 Concerns Not opened at this time.  
 Motion **Motion to Hold (for next Tuesday’s meeting)**

Vote	Carried unanimously		Certificate #	<b>HDC2022-09-6996</b>
3. Little Nauti LLC <b>09-7134</b>	1 Smooth Hummock Wy	New dwelling- masing, fenestration	66/177	JB Studio
Voting Alternates	Coombs, Oliver; Patten, Thornewill; Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Juraj Bencat			
Public	None			
Concerns	<b>Welch</b> – Suggest simplifying the fenestration. Create a common identity between the individual masses. Address the larger size mass so that it better relates to the smaller masses. Suggest agent reviews the last meeting’s minutes for more guidance. <b>Oliver</b> – The design needs to be rethought, it appears to be like a hotel or motel. <b>Thornewill</b> – The fenestration on the south is way too much. Patterns seem to be happening over entire elevations but sporadically. <b>Patten</b> – Windows in sections are ok, but they look random. The materials are also confusing.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously			
4. Little Nauti LLC <b>09-7130</b>	1 Smooth Hummock Wy	New pool	Certificate #	<b>HDC2022-09-7134</b>
Voting Alternates	Welch, Coombs, Camp, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Juraj			
Public	None			
Concerns	Not opened at this time.			
Motion	<b>Motion to Hold to track. (Thornewill)</b>			
Vote	Carried unanimously			
5. K225 LLC <b>03-5944</b>	126 Main St.	Main House revision	Certificate #	<b>HDC2022-09-7130</b>
Voting Alternates	Welch, Coombs, Camp, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Welch)</b>			
Vote	Carried unanimously			
			Certificate #	<b>HDC2022-03-5944</b>

**XI. OTHER BUSINESS**

Approved Minutes	January 3, 10, 12, & 17 2023: Welch – He has edits for these two sets of minutes; asked they be held.
Motion	<b>Hold for Mr. Welch’s edits.</b>
Vote	N/A
Review Minutes	January 24 & 26, 2023
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting- <b>February 7<sup>th</sup> at 4pm * HYBRID &amp; IN PERSON @ 4 FAIRGROUNDS RD. COMMUNITY RM.</b></li> <li>• HDC-OFC SPECIAL JOINT MEETING – <b>February 2<sup>nd</sup> at 1pm *HYBRID &amp; IN-PERSON @ 2 FAIRGROUND RD. -CONFERENCE RM.</b></li> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed.

Adjournment:  
 Motion **Motion to Adjourn at 8:11 pm. (Dutra)**  
 Vote Carried unanimously

YouTube Link: <https://www.youtube.com/watch?v=oZztXfO2S74>

Submitted by:  
Esmeralda Martinez & Adrian Rodriguez

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

PROPOSED