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 ~~
Thursday, February 13, 2020
PLUS, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:15 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist
Attending Members: Pohl, Camp, Welch
Absent Members: Coombs, McLaughlin, Oliver, Watterson, Dutra
Late Arrivals: None
Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT
None

II. NEW BUSINESS

<table>
<thead>
<tr>
<th>Property owner name</th>
<th>Street Address</th>
<th>Scope of work</th>
<th>Map-Parcel</th>
<th>Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Piece of the Pie, LLC 02-0583</td>
<td>14 Spearhead Drive</td>
<td>Driveway apron</td>
<td>69-336</td>
<td>Nantucket Engineering</td>
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<tr>
<td>Voting</td>
<td>Pohl, Camp, Welch</td>
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<tr>
<td>Alternates</td>
<td>None</td>
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<tr>
<td>Recused</td>
<td>None</td>
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<tr>
<td>Documentation</td>
<td>Landscape design plans, site plan, and photos.</td>
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<tr>
<td>Representing</td>
<td>Art Gasbarro, Nantucket Engineering &amp; Survey</td>
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<tr>
<td>Public</td>
<td>None</td>
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<tr>
<td>Concerns (1:15)</td>
<td>Gasbarro – Presented the project.</td>
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<td>Motion</td>
<td>Motion to Approve as submitted. (Welch)</td>
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<tr>
<td>Vote</td>
<td>Carried unanimously</td>
<td>Certificate #</td>
<td>HDC2020-02-0583</td>
<td></td>
</tr>
</tbody>
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2. Noyes, Terrance 02-0620 | 19 Hooper Farm Road | Plastic shed | 55-220 | Self |
| Voting              | Pohl, Camp, Welch    |                     |            |                         |
| Alternates          | None                 |                     |            |                         |
| Recused             | None                 |                     |            |                         |
| Documentation       | Architectural elevation plans, site plan, and photos. | | | |
| Representing        | Terrance Noyes       |                     |            |                         |
| Public              | None                 |                     |            |                         |
| Concerns (1:17)     | Noyes – Presented project. | | | |
| Motion              | Motion to Approve not to be visible from a public way in perpetuity; location per Exhibit A. (Welch) | | | |
| Vote                | Carried unanimously | Certificate #       | HDC2020-02-0620 | |
3. Fish, Kevin 02-0627  36 York Street  Porch  55.4.1-103  EMDA

- Voting: Pohl, Camp, Welch
- Alternates: None
- Recused: None
- Documentation: Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
- Representing: Ethan McMorrow, EMDA
- Public: None
- Concerns (1:25):
  - Pohl – Read HSAB comments: concerned about visibility; porch too big; porch and fireplace are not appropriate; patio not on plans Read Holly Backus comments: covered porch doesn’t reflect Nantucket architecture.
  - McMorrow – He agrees with HSAB; circa 1800s; presented project.
  - Pohl – This charm of this house is its simplicity; questions the stubs of cornerboards above the columns, the roof should sit on the columns
  - Welch – The rear broken back should be reversed.

- Motion: Motion to Hold for revisions. (Welch)
- Vote: Carried unanimously

4. Shneider, Karl 02-0612  84 Main Street  Addition and alteration  42.3.3-20  Thornewill Design

- Voting: Pohl, Camp, Welch
- Alternates: None
- Recused: None
- Documentation: Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
- Representing: Luke Thornewill, Thornewill Design
- Public: None
- Concerns (1:34):
  - Pohl – Read HSAB comments: no date; work on-going; need a fine; pulled out and dug a new foundation; deck too big; one skylight per roof plane and none in OHD; A/C no sited; question visibility of basement entry; no grill on deck. Read Holly Backus comments: circa 1700; need to show basement window; work done on addition already.
  - Thornewill – Circa 1740s; presented project; explained why it looks work has started; explained a skylight is less intrusive than a dormer.
  - Discussion about changes to the foundation to preserve the ancient well.
  - Welch – The wall around the well and the well should be shown on the plan for future reference. Asked if the piers currently exist. (No) Suggested instead of a skylight, a small shed dormer. He’s a little concerned about the size and visibility of the deck; he’s inclined to suggest the deck is cut back to the jog at the sunroom.
  - Camp – The well is not HDC purview because it’s interior. She doesn’t want to see people on the deck; that needs to be screened from Pine Street.
  - Pohl – They already have one skylight on the rear roof plain and can’t have any on the front. The consensus seems to be to pull the deck back from Pine Street and/or provide screening. Suggested pulling it back but making the deck deeper.

- Motion: Motion to Hold for revisions. (Camp)
- Vote: Carried unanimously

III. OTHER BUSINESS

- Approve Minutes: None
- Review Minutes: None
- Other Business:
  - Mission Statement for Town Website vote
  - Discussion of Article 48: Zoning Bylaw Amendment: Swimming Pool- Residential
  - Discussion of Article 58: Zoning Bylaw Amendment: Commercial Mid-Island Height Restriction
  - Historic Preservation Guideline/Nantucket Resiliency updates
  - Time management
  - Organizational Focus Committee
  - Application pictures
  - Roof plans: threshold
  - Plans: Scale of Elevations, Floor & Roof Plans
  - Application checklist: Differentiation between complex/simple; minimum standards
  - Application as Master Sheet
  - Discussion of Net Zero Stretch Code and impacts to HDC
  - Discussion and update on Nantucket Sidewalk Work Group

- Commission Comments: None

List of additional documents used at the meeting:
1. None

Adjourned at 1:56 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board