



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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, March 5, 2019**

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

Called to order at 4:31 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Administrative Specialist; Kadeem McCarthy, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Coombs, McLaughlin, Camp, Welch, Watterson, Dutra

Absent Members: None

Late Arrivals: Camp & Welch, 4:34 p.m.

Early Departures: Oliver, 4:42 p.m.; McLaughlin, 8:15 p.m.; Pohl & Dutra, 8:50 p.m.

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENT

None

### II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Wendzicki, Christopher – 71975	13 Equator Drive	Driveway apron	66-261	Greyson Keller
2. Sanford, Henry – 71976	5 Catherine Lane	Move shed on-site	66-7	Concept Design
3. Aldona, Hamel – 71977	15 Clara Drive	Addition	66-288	NAG
4. G.G. Development – 71978	4 Red Mill Lane	Rev. 70360, windows	55-919.1	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	Watterson			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried 4-0//McLaughlin abstain		Certificate #	71975 to 71978

### 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. G.G. Development – 71979	4 Red Mill Lane	Rev. 70533, ret wall	55-919.1	Linda Williams
•	Wall to be fully screened by vegetation per COA# 70533.			
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns			
Motion	<b>Motion to Approve through staff per noted conditions. (Oliver)</b>			
Vote	Carried 4-0//McLaughlin abstain		Certificate #	71979

**IV. OLD BUSINESS**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Brown, Christina	69 North Liberty Street	Alterations/deck/doors	41-142	Val Oliver
Voting	Pohl, McLaughlin, Welch, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Val Oliver</b> – Reviewed the application and changes made per previous concerns; the porch isn’t centered on the façade.				
Public	None				
Concerns (4:34)	<b>Welch</b> – Suggested bisecting the gutter and raising it to join the main roof, so the slighter shift is off the roof; that raise the rafters and maintain the symmetry. A roof plan would be helpful. <b>McLaughlin</b> – the plans indicated the door is going in the wrong location. <b>Pohl</b> – The porch is 7 feet deep but the returns don’t look that deep; one side would be steeper than the other.				
Motion	<b>Motion to Hold for revisions. (McLaughlin)</b>				
Vote	Carried 4-0-		Certificate #		
2.	Rabbit Run Road, LLC	24 Rabbit Run Road	Primary dwelling pool	28-8	VDH&B
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	<b>Michael Picard</b> – Presented project.				
Public	None				
Concerns (4:42)	<b>Welch</b> – This won’t be visible from the water due to the elevation. No concerns.				
Motion	<b>Motion to Approve. (Camp)</b>				
Vote	Carried 5-0		Certificate #	<b>71980</b>	
3.	Rabbit Run Road, LLC	24 Rabbit Run Road	Shed	28-8	VDH&B
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	None				
Representing	<b>Michael Picard</b> – The owner has asked that this be withdrawn.				
Public	None				
Concerns (4:42)	None				
Motion	<b>WITHDRAWN</b>				
Vote	N/A		Certificate #		
4.	Richmond Great Point Dev.	27 Beach Grass Road	New dwelling, house “C”	68-380	KOH Arch.
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Dinah Klamert</b> , KOH Architects – Presented project; there economic considerations for affordability.				
Public	<b>Welch</b> – His concern is that in context with Surfside Crossing density and massing, these are R-20 homes using R-10 spacing in an R-5 zone resulting in density which is greater than downtown; also, at 29’ these are very tall for this setting. If you were to visualize the streetscape of the elevations three dimensionally, these are in close proximity with overall mass too large for the lots. Understands these concepts were approved at meeting he was not able to attend due to being sick. Suggested if the porch came across the front, it would quiet the implied height with an additive mass. He disagrees with Ms. Klamert that extending the porch and lowering the ceiling one foot vs. lowering the ceiling heights will push the house out of the affordable range; lowering the structure will bring the construction cost down as well as heating and painting and other costs. In There is no need for the second floor to have an 8’4” ceiling height on the 1 <sup>st</sup> floor is one thing, on the 2 <sup>nd</sup> it’s another if you’re talking about creating affordable homes where ceiling heights are typically 7’6”.				

Concerns (4:49)	<p><b>Pohl</b> – The preliminary review approved the concept of the building; this is approving it on the actual lot.  <b>Dutra</b> – No concerns.  <b>McLaughlin</b> – No concerns.  <b>Coombs</b> – There is only 6’4” from the side wall to the property line. She would like these to reflect houses people WANT to buy and live in, not HAVE to buy and live in.  <b>Camp</b> – No concerns. Looking at the design, they are well proportioned and don’t look tall. This one house is not that objectionable.  <b>Pohl</b> – In response to Mr. Welch’s comment; we already gave consent on three modules and he doesn’t know where the reduction in height would come from. These are modular construction so have a foot added for stacking of the modules. Discussion about the height and if it is possible to bring the height down.</p>				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Vote	Carried 5-0		Certificate #	<b>71981</b>	
5. Richmond Great Point Dev.	25 Beach Grass Road	New dwelling house “C.1”	68-381		KOH Arch.
Voting Alternates	Pohl, Coombs, McLaughlin, Camp, Watterson				
Recused	Welch, Dutra				
Documentation	None				
Representing Public	Architectural elevation plans, site plan, and photos.				
Concerns (5:25)	<p><b>Dinah Klamert</b>, KOH Architects – Presented project; height is 28’.  None</p> <p><b>Coombs</b> – Asked if one of the buildings could be turned so that the façade facing the road won’t be repetitive. Likes that this is set back.  <b>McLaughlin</b> – North elevation, the mechanicals should be shown on the plan. (To be on hardscape plans.) Agrees with Mr. Welch’s suggestion that the porch should stretch across the front.  <b>Watterson</b> – He’s happy it’s shorter. Appreciates the parking in the back. No concerns.  <b>Camp</b> – No comments.</p>				
Motion	<b>Motion to Approve as submitted. (Coombs)</b>				
Vote	Carried 5-0		Certificate #	<b>71982</b>	
6. Richmond Great Point Dev.	23 Beach Grass Road	New dwelling house “C.2”	68-382		KOH Arch.
Voting Alternates	Pohl, Coombs, McLaughlin, Camp, Welch				
Recused	Watterson, Dutra				
Documentation	None				
Representing Public	Architectural elevation plans, site plan, and photos.				
Concerns (5:39)	<p><b>Dinah Klamert</b>, KOH Architects – Presented project.  None</p> <p><b>McLaughlin</b> – Confirmed which elevations are facing the roads – east and north. East elevation, enlarge the gable-forward window.  <b>Welch</b> – Confirmed with applicant the reason for the height is because they are modular. Suggests if this is approved at 29’ ½”, it be subject to modular construction and if they aren’t they must come back. If something changes, and you stick built we’ll look at porches vs. ceiling heights. In this dense a community, a full porch is an inviting design transition from the public space of the street to the private space of the home and it’s an additive mass that steps down the structure with skirting towards the street. His concern is the massing of these structures with respect to the size of the lots in proximity to one another. These are Nantucket-style homes typically on larger lots, proposed on lots creating a dense, urban setting. Height and massing at some 85% of what’s proposed would be more appropriate. The porch is critical here to break up the front façade.  <b>Coombs</b> – She would like to see the site plan with this turned so the front door faces Wildflower. Agrees with Mr. Welch about a porch on the east elevation. Every front door is the same; would like a different door here.  <b>Camp</b> – The north elevation will be prominent and should be more formal; suggested the picket fence come forward and go around the corner; suggested a 4-light window in place of the north elevation gable louvers; suggested the “C” window become a “B”. West elevation, suggested a pent roof over the sliders because they will be visible.  <b>Pohl</b> – North elevation, agrees with Ms. Camp about the “C” window being a “B”. Move the south elevation pent roof to the west. East elevation, front door could be a six-panel door; extend the porch with a column between the windows and posts pulled back to be in line with the gable corner board. South elevation, eliminate the pent roof. North elevation, a pent roof over the sliders; the louvers to become a 2-over-2 double hung; the “C” window to be a “B”; and extend the picket fence to become part of the landscape plan.</p>				
Motion	<b>Motion to Hold for revisions. (Camp)</b>				
Vote	Carried 5-0		Certificate #		

7.	Richmond Great Point Dev.	45 Beach Grass Road	Duplex 1	68-357	KOH Arch.
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing Public	<b>Dinah Klamert</b> , KOH Architects – Presented project.				
Concerns (6:04)	<p><b>Coombs</b> – Doesn't want the colors to match 27 Beach Grass; would prefer a Nantucket or Quaker grey. East elevation, suggested the 1<sup>st</sup>-floor "A" windows are moved out a little to give the porch posts more space around them. Discussion about the door becoming Hamilton Blue.</p> <p><b>Dutra</b> – The east elevation is too symmetric; there's something about the second-floor windows. The schedule says the front doors are 6-panel doors.</p> <p>Discussion about ways to break up the window symmetry on the east elevation.</p> <p><b>Camp</b> – East elevation, if the louver in the high gable were a 2-over-2 double-hung window, it would feel more residential; it feels over fenestrated; suggested solid-panel doors.</p> <p><b>McLaughlin</b> – Confirmed that the louvers will become 2-over-2 windows.</p> <p><b>Pohl</b> – All changes on the east elevation: entry doors to Hamilton blue 6-panel; replace the louver with a 2-over-2 double hung; align the 1<sup>st</sup>-floor window under the 2<sup>nd</sup>-floor windows;</p>				
Motion	<b>Motion to Approve through staff with the east elevation 1<sup>st</sup>-floor windows aligned under the 2<sup>nd</sup>-floor window; entry doors to be Hamilton blue 6-panel; and louvers to be 2-over-2 double hung. (Coombs)</b>				
Vote	Carried 5-0			Certificate #	<b>71983</b>
8.	Richmond Great Point Dev.	43 Beach Grass Road	Duplex 2	68-358	KOH Arch.
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing Public	<b>Dinah Klamert</b> , KOH Architects – Presented project; prefer platinum for trim rather than cobblestone.				
Concerns (6:26)	<p><b>Welch</b> – We don't have the benefit of a landscape plan; there could be a hedge between the doors.</p> <p><b>Coombs</b> – Confirmed the color pallet. The louvers on the front of the houses should all be 2-over-2 windows.</p> <p><b>Watterson</b> – West elevation, the dormers don't meet the 3-foot setback from the side wall. The front doors could be craftsman doors.</p> <p><b>Camp</b> – Would like the front doors to be craftsman doors. West elevation, the pent roofs should be eliminated, that would draw attention away from being a duplex, but this side isn't visible, so it doesn't matter.</p> <p><b>McLaughlin</b> – Most duplex homes average 18 to 24 windows per building this has more. No other comments.</p> <p><b>Pohl</b> – West elevation, the dormers could be eliminated. Colors to be platinum grey trim with forest green sashes and Essex green doors. East elevation, front doors to be craftsman style. West elevation, remove the dormers.</p>				
Motion	<b>Motion to Approve through staff with platinum grey trim; east elevation, front doors to be craftsman style; and west elevation, remove the dormers with the "K" windows. (Coombs)</b>				
Vote	Carried 5-0			Certificate #	<b>71984</b>
9.	Richmond Great Point Dev.	39 Beach Grass Road	Duplex 4 (aka 2)	68-368	KOH Arch.
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing Public	<b>Dinah Klamert</b> , KOH Architects – Presented project.				
Concerns (6:43)	<p>Discussion about the colors.</p> <p><b>Coombs</b> – Doesn't think this nearly identical building should be so close to the first Duplex 2.</p> <p><b>Welch</b> – The approval should state height is approved due to the modular construction, and that if it is not modular applicant must come back for a revised lower height.</p>				
Motion	<b>Motion to Approve through staff with platinum grey trim and white sash; east elevation, front doors to be Main Street yellow four panels; and west elevation, remove the dormers with "K" windows; the height is approved due to being modular construction. (Welch)</b>				
Vote	Carried 5-0			Certificate #	<b>71985</b>

10. Richmond Great Point Dev.	41 Beach Grass Road	Duplex 3	68-367	KOH Arch.
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	<b>Dinah Klamert</b> , KOH Architects – Presented project; sand-tone sash with white trim and door.			
Concerns (6:53)	<p><b>Camp</b> – East elevation, the louvers should be 2-over-2 double hung windows.</p> <p><b>McLaughlin</b> – The air-conditioning units (A/C) aren't shown on the plan. No comments.</p> <p><b>Dutra</b> – Agrees with what's been said.</p> <p><b>Coombs</b> – Agrees about the east elevation louver becoming a window, the front-door porch roofs, and sand tone sash.</p> <p><b>Pohl</b> – East elevation, the porches over the front door should have the eave facing the road.</p>			
Motion	<b>Motion to Approve through staff with the east elevation porch roofs to be eave toward the road, the gable louvers to be 2-over-2 windows, and the height approved due to modular construction. (Coombs)</b>			
Vote	Carried 5-0	Certificate #	<b>71986</b>	
Break 7:02 to 7:07p.m.				
11. Whitney, John	27 Broadway	Hardscape: patio and steps	73.1.3-91	'Sconset Gard.
Voting	Pohl, Coombs, McLaughlin, Camp, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing Public	<b>Marty McGowan</b> , 'Sconset Gardner – Presented project; granite steps match existing; offered to remove the granite cap.			
Concerns (7:08)	<p><b>Pohl</b> – Read SAB comments: would like terrace cross-sections.</p> <p><b>Camp</b> – Her concern is the granite steps would look too hard in this sensitive area.</p> <p><b>McLaughlin</b> – Asked about the A/C. No comments.</p> <p><b>Coombs</b> – We try not to cap brick walls; would prefer no granite cap. Asked about railings at the stairs.</p> <p><b>Watterson</b> – No concerns.</p>			
Motion	<b>Motion to Approve through staff with a 14"-wide brick cap on the north and south side. (McLaughlin)</b>			
Vote	Carried 5-0	Certificate #	<b>71987</b>	
12. 86 Main N. T.	86 Main Street	Arbor, gate	42.3.3-66	'Sconset Gard.
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Landscape design plans, site plan, and advisory board comments.			
Representing Public	<b>Marty McGowan</b> , 'Sconset Gardner – Presented project.			
Concerns (7:28)	<p><b>Pohl</b> – Read HSAB comments: no comments. Suggested providing photos of similar arbors.</p> <p><b>Welch</b> – Would prefer the gate placed at the rear part of the arbor.</p> <p><b>Coombs</b> – The arbor arch should have a more substantial joint where it meets the gate.</p> <p><b>Camp</b> – Agrees with Ms. Coombs.</p> <p><b>McLaughlin</b> – The fence should be only four feet high with an open gate. The existing fence isn't approved.</p>			
Motion	<b>Motion to Hold for revisions. (Welch)</b>			
Vote	Carried 5-0	Certificate #		
13. 202 Eel Point R. T.	202 Eel Point Road	New deck/frnt dr/windows	38-2.3-181	Sanne Payne
Voting	Pohl, Coombs, McLaughlin, Camp, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing Public	<b>Sanne Payne</b> – Presented project; the new baluster rails will be natural to weather.			
Concerns (7:40)	<p><b>Coombs</b> – The shingled railing is quieter than the balusters, especially on the front; this house is busy enough. She doesn't like the west elevation proposed entry porch; that also makes it overly busy.</p> <p><b>Camp</b> – Agrees with Ms. Coombs; the architecture as it exists is very quiet; however, it might not be visible. Without a view, it's hard to make a judgement call.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Dutra</b> – Okay with the balusters given the distance from the road. The French doors are a little tall but thinks it's an improvement. A view might be a good idea.</p> <p><b>Pohl</b> – Suggested photos from the road to show the limited visibility. There's concern about the open baluster and porch over the west elevation doorway. He'd like to view.</p>			

Motion **Motion to View and hold for photos when the house is illuminated. (Coombs)**  
 Vote Carried 5-0 Certificate #

14. Charron, Paul	48 Walsh Street	Shed	29-101	SCI
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Voting Pohl, Coombs, McLaughlin, Camp, Watterson  
 Alternates Welch, Dutra  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing **Robert Newman**, Sandcastle Construction Inc. – Presented project.  
 Public None  
 Concerns (7:54) **Pohl** – Read HSAB comments: too forward and too large; deck should not connect to shed. If the shed is reduced to 10X20, it can be squared up with the outdoor shower migrated over; the profile would be narrower and smaller facing the road.  
**Watterson** – Appreciates the reduction in the deck height; should square it up on the outdoor shower post.  
**Camp** – She’s never seen a shed connected to a house.  
**Coombs** – This doesn’t make sense.  
**McLaughlin** – Asked about the scale of the drawings.

Motion **Motion to Hold for revisions and supplemental information on the neighborhood. (Camp)**  
 Vote Carried 5-0 Certificate #

Discussion about who could attend a Thursday meeting.

15. 8 Bishop’s Rise, LLC	8 Bishop’s Rise	New dwelling	40-32	M. Cutone Arch
16. 8 Bishop’s Rise, LLC	8 Bishop’s Rise	Garage	40-32	M. Cutone Arch
17. 8 Bishop’s Rise, LLC	8 Bishop’s Rise	Cabana	40-32	M. Cutone Arch
18. 8 Bishop’s Rise, LLC	8 Bishop’s Rise	Pool	40-32	M. Cutone Arch

Voting Pohl, Watterson  
 Alternates None  
 Recused McLaughlin  
 Documentation Landscape plans, site plan, and photos.  
 Representing Doug Mills, Mark Cutone Architect  
 Public None  
 Concerns (8:11) **McLaughlin** – He was sitting on this but wants to recuse. Not opened due to lack of a quorum.  
 Motion **Held due to lack of a quorum**  
 Vote N/A Certificate #

19. Seidner, Marc	15 Wood Hollow	Guest house	72-24	CWA
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Voting Coombs (acting chair), Welch, Dutra  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing **Chip Webster**, Chip Webster Associates – Reviewed changes made per previous concerns.  
 Public None  
 Concerns (8:18) **Dutra** – No concerns; the confusion has been cleared up.  
**Welch** – The only image we don’t have is farther up Wood Hollow; we will see the 2<sup>nd</sup> story. No concerns.  
 Motion **Motion to Approve as submitted. (Dutra)**  
 Vote Carried 3-0 Certificate # **71988**

<b>20. K225, LLC</b>	<b>65 Center Street</b>	<b>Alterations to house</b>	<b>42.4.3-16</b>	<b>Linda Williams</b>
Voting	Pohl, Coombs, Camp, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	<b>Linda Williams</b> – Presented project; circa 1821; will get copies of the history packet for all board members Juraj Bencat, JB Studio			
Public	None			
Concerns (8:24)	<p><b>Pohl</b> – Read HSAB comments: complete redesign or deny; main mass must be restored; facing window original; chimney no cap; total destruction of a historic house – not appropriate.</p> <p>Given the sensitivity and location of this house, we will need to see more documentation. This is a simple, Quaker house, but the trim package is getting more formal. He'd prefer trim remain simple.</p> <p><b>Coombs</b> – The roof plan makes it look like it takes up the whole lot. She wants to see the history packet.</p> <p><b>Dutra</b> – He has issues with widening the original “box” of the building. He'd like to view this and see historic photos. He prefers the friendship stairs. Okay with the removal of the more-modern add-ons on the back side. Agrees about the trim becoming too Federal.</p> <p><b>Watterson</b> – Agrees with Mr. Pohl on the trim and Mr. Dutra on not extending the gable. The length of the proposed stoop is inappropriate; prefers the friendship stairs. The addition on the south is inappropriate; should be infilled below it.</p> <p><b>Camp</b> – Agrees with Mr. Watterson. Would like the chimney to have a more antique corbelling. Trim should be more Federal style versus Victorian. The roof walk should have a relationship to the chimney. Dormers on the front should be eliminated. Okay with adding on to the left side. Agrees friendship stairs are more successful.</p> <p>Consensus has no concerns with additive massing stepping off the back.</p>			
Motion	<b>Motion to Hold for revisions and additional information. (Coombs)</b>			
Vote	Carried 5-0		Certificate #	

<b>21. Maloney, Rosalie</b>	<b>15 Old North Wharf</b>	<b>Revisions</b>	<b>42.3.1-26</b>	<b>McMullenAssoc.</b>
Voting	Coombs (acting chair), Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	Not opened at this time.			
Motion	<b>Held due to lack of a quorum</b>			
Vote	N/A		Certificate #	

<b>22. 25A Pine Street, LLC</b>	<b>25APine Street</b>	<b>Addition</b>	<b>42.3.2-112</b>	<b>McMullen Assoc.</b>
Voting	Coombs, Welch, Watterson			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	<b>Nathan McMullen</b> , McMullen Associates – Reviewed changes made per previous concerns.			
Public	None			
Concerns (8:51)	<p><b>Coombs</b> – Read HSAB comments: highly stylized; out of context; needs redesign; 6-pitch roof should go away.</p> <p>Agrees with Mr. Welch; reduce the trim on the pediment. Would like to see a revision lightening up the front.</p> <p><b>Watterson</b> – Mr. McMullen did as we asked on the front. He's okay with the 42-inch door; if its reduced to 36" should have more sidelights. No concerns with the south elevation. Agrees about the returns on the pediment.</p> <p><b>Welch</b> – East elevation, agrees with much HSAB comments, especially the pediment, which is over stylized. This is an improvement from the existing. This is a micro neighborhood with simpler designs; Greek revivals are more toward Main Street. Simplification of the door surround would help; it doesn't need to be this stylized. Carry over the simplification to the sides.</p>			
Motion	<b>Motion to Hold for revisions. (Watterson)</b>			
Vote	Carried 3-0		Certificate #	



23. 25A Pine Street, LLC	25A Pine Street	hardscape	42.3.2-112	McMullen Assoc.
Voting	Coombs, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	Nathan McMullen, McMullen Associates			
Public	None			
Concerns	Not opened at this time.			
Motion	<b>Motion to Hold to track with the house. (Watterson)</b>			
Vote	Carried 3-0			Certificate #
24. N.H.A.	13-15 Broad Street	Door change	42.4.2-61	Doug Scholm
25. Netore, LLC	34 Dukes Road	New dwelling	56-187	Emeritus
26. Black, Michelle	28 Eel Point Road	New second dwelling	40-44	Emeritus
Voting	Coombs, Camp, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	<b>Held due to lack of a quorum</b>			
Vote	N/A			Certificate #
27. Black, Michele	28 Eel Point Road	Rev 71606; hardscape	40-144	Ahern, LLC
Voting	Coombs, Camp, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Watterson)</b>			
Vote	Carried 4-0			Certificate #
28. Feeley, James	3 Evergreen Way	New barn	68-726.1	Cottage & Castle
Voting	Coombs, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	Not opened at this time.			
Motion	<b>Motion to Hold for representation. (Watterson)</b>			
Vote	Carried 4-0			Certificate #

V. OTHER BUSINESS	
Approve Minutes	February 7 & 12, 2019: Approved by unanimous consent.
Review Minutes	February 14 & 19, 2019
Other Business	<ul style="list-style-type: none"> <li>• Discussion of update on Vineyard Wind project.</li> <li>• Discussion of design work session meeting for Surfside Crossing.</li> <li>• Discussion of drafting a letter to the Select Board in regard to upper Main Street sidewalk and road work.</li> <li>• Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications.</li> <li>• Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent agenda and posting approved colors on the Town website.</li> <li>• Discussion of potential work at the airport and section 106.</li> <li>• Review and possible vote on draft letter in regard to support for designating Nantucket Sound as a National Historic Landmark.</li> </ul>
Commission Comments	None



List of additional documents used at the meeting:

1. None

Adjourned at 9:05 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board