



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, March 10, 2020

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

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

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner

Attending Members: Welch (acting chair), McLaughlin, Oliver, Dutra

Absent Members: Pohl, Coombs, Camp, Watterson

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. Meg Glidden 03-0769	115 Pleasant Street	Roof change	55-267.7	Self
2. Brad Humphries 02-0706	10A Gray Avenue	468 sf garage	67-178.2	Ethan McMorro
3. Stephen Casey 03-0801	33 Pine Crest Drive	Fence	68-423.1	NAG
4. Tyler Thurston 03-0790	8 Miacomet Ave	Renewal of COA 67649	67-223.1	Val Oliver
5. Joe + Erin Saluti 03-0783	174 Cliff Road	Rev. 12-0345: MH fenestration	41-63	Emeritus
6. Joe + Erin Saluti 03-0784	174 Cliff Road	Rev. 10-0048: GH fenestration	41-63	Emeritus
7. Lilymoor, LLC 03-0806	1 Maxey Pond Road	Remove 2 front porch posts	40-107	Val Oliver
8. 17 Hinckley NT 03-0805	17 Hinckley Lane	Shingle cellar wall	30-105	Val Oliver
9. Chip Stevens 03-0810	45 Starbuck Road	Cedar steps	59.3-50	Jesse Dutra
10. John Trudel 03-0808	26 Pequot Street	Demo shed- as built fine paid	80-128	Normand Resid.
11. Sixty-Four Poc RT 03-0819	64 Pocomo Road	Rev. 70720	15-30	Botticelli + Pohl
12. Neel Carlton Et al 03-0800	84 Pocomo Road	Rev. 72329: windows/stairs	15-40	CWA
13. REC 21 WP LLC 03-0824	21 Washing Pond Road	Rev. 01-0430: ext stair	31-31	Botticelli + Pohl
14. Erin Carson 03-0822	6 Cachalot Lane	Shed	61-857	Ed Lemberg
15. GG Development 03-0817	6 Red Mill Road	Rev. 73002: chg window/	55-919.2	Linda Williams
16. Maurice Daniels 03-0815	9 Evergreen	Rev. 69558: color change	68-721	Linda Williams
17. Marine Home Center 03-0823	58 Old South Road	Dormer chg fenestration	68-84	Linda Williams
18. John Kilmartin 03-0820	11 New Mill Street	Rev. 12-0395: frnt door	55.4.4-87	Linda Williams
19. Sankaty Head GC 03-0816	100 Sankaty Road	Modification to wireless facilities	49-2	Dan Bilezikian
20. T + R Realty Trust 03-0818	134 Old South Road	Modification to wireless facilities	69-38	Dan Bilezikian
21. Scott Friend 03-0829	15 Head of Plains	Rev. 02-0601: pergola	63-55	Linda Williams
22. Scott Friend 03-0830	15 Head of Plains	Rev. 01-0518: door chg	63-55	Linda Williams
23. Halliwell Rev Tr 03-0797	2 Webster Road	Location, doors + wndw addition	79-146	Thornewill
24. Margaret McQuade 03-0812	7 Plainfield Road	Bsmnt access stairs and rails	49-171	SMRD
25. Starbuck Realty LLC 03-0813	44 Warrens Landing Road	Shed	38-23	MCA
26. Shaun Stojak 03-0795	30 Equator Drive	Windows/trim color	56-341	Toby Brown
27. NIR Retail, LLC 03-0844	Straight Wharf	Pergola	42.2.4-1	Ethan McMorro
28. Nan. Lightship Basket 03-0846	49 Union Street	Remove fencing	55.1.4-31	Lucy Dillon
29. 62 Cliff Road, LLC 03-0788	62 Cliff Road	Addition	41-20	Val Oliver
30. NIR Retail, LLC 03-0785	21 Old South Wharf	Deck extension + fenestration	42.2.4-2	Emeritus
31. Olympic Equity 02-0750	91 Main Street	Shed roof	42.3.3-18	Ethan McMorro

Voting Welch, McLaughlin, Oliver, Dutra

Concerns Discussion about how to approve the consent with the board of 4 sitting.

Motion **Motion to Hold Item 9. (Oliver)**

Vote Carried 3-0//Dutra recused Certificate #

Motion **Motion to Hold Items 4, 7&8, and 29. (Dutra)**

Vote Carried 3-0//Oliver recused Certificate #

Motion **Motion to Approve with the exclusions Items 4, 9, 7, 8, & 29. (Dutra)**

Vote Carried 2-0//McLaughlin abstain Certificate # **HDC2020-(as noted)**

Motion **Motion to Approve Items 4, 7&8, and 29. (Dutra)**

Vote Carried 2-0//McLaughlin abstain & Oliver Certificate # **HDC2020-(as noted)**
 recused
 Motion **Motion to Approve Item 9. (Oliver)**
 Vote Carried 2-0//McLaughlin abstain & Dutra Certificate # **HDC2020-03-0810**
 recused

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. 55 Grove Lane, LLC 03-0804	55 Grove Lane	Pool, patio, hardscape, driveway	41-419	Atlantic Lndscpng
• Pool, firepit and outdoor kitchen, etc must not be visible at time of inspection and in perpetuity				
2. Warren Ard 03-0791	6 Berkley Street	Rev. 72539: Rotate pool	76.1.3-43	Botticelli + Pohl
• Pool must not be visible at time of inspection and in perpetuity				
3. Warren Ard 03-0807	6 Berkley Street	Rev.72540: shed fenst	76.1.3-43	Botticelli + Pohl
• Due to lack of visibility				
4. Bob Ryder 03-0827	18 Seikinnow Place	Shed	67-530	Val Oliver
• Due to lack of visibility				
5. Charles Lerner 03-0835	2 Drew Lane	Pool	43-209	Clear Water Pools
• Pool must not be visible at time of inspection and in perpetuity; pool equipment to be screened				
6. Dan Dunlap 03-0814	3 New Hummock Circle	Pool/patio	56-365	Waterscapes
• Pool must not be visible at time of inspection and in perpetuity				
7. Pierre De Villemejeane 03-0794	18 Gladlands Avenue	Hardscape - spa	80-221	Wingworks
• Spa must not be visible at time of inspection and in perpetuity				
8. Scott Friend 03-0831	15 Head of Plains	Rev. 01-0516: wind to door	63-55	Linda Williams
• Due to lack of visibility				
9. Mark Dowley Tr 03-0809	31 North Pasture Lane	Driveway/motorized gate	44-78	Atlantic Lndscpng
• Due to lack of visibility				

Voting Welch, McLaughlin, Oliver, Dutra
 Concerns Discussion about how to approve the consent with the board of 4 sitting.
 Motion **Motion to Hold Item 4. (Dutra)**
 Vote Carried 3-0//Oliver recused
 Motion **Motion to Hold Item 6. (Oliver)**
 Vote Carried 3-0//Dutra recused
 Motion **Motion to Approve Items 1, 2, 3, 5, 7, 8, & 9 through staff per noted conditions. (Oliver)**
 Vote Carried 3-0//McLaughlin abstain Certificate # **HDC2020-(as noted)**
 Motion **Motion to Approve Item 4 through staff per noted conditions. (Dutra)**
 Vote Carried 2-0//McLaughlin abstain & Oliver Certificate # **HDC2020-03-0827**
 recused
 Motion **Motion to Approve Item 6 through staff per noted conditions. (Oliver)**
 Vote Carried 2-0//McLaughlin abstain & Dutra Certificate # **HDC2020-03-0814**
 recused

VI. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Town of Nantucket 03-0838	10 Surfside Road	Fence sign	55-137	Dr. Richard
2. Eleish Van Breems 03-0839	14 Easy St	Projecting sign	42.3.1-13	Self
3. Eleish Van Breems 03-0840	14 Easy St	Wall sign	42.3.1-13	Self
4. Parchment 03-0836	1 New Street, Siasconet	Wall sign	73.1.3-35	Self
5. Century House Estate 03-0387	10B Cliff Road	Projecting sign	42.4.4-61	Emeritus
6. US Reif Marine 02-0640	138 Orange Street	Free standing sign	55-283	Paul Wolf
7. US Reif Marine 02-0641	134 Orange Street	Wall sign	55-49	Paul Wolf
8. US Reif Marine 02-0643	134 Orange Street	Wall sign	55-49	Paul Wolf
9. US Reif Marine 02-0646	6 Bayberry Court	Wall sign	55-706	Paul Wolf

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation None
 Representing None
 Sign Advisory None
 Concerns Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Vote Carried unanimously Certificate #

V. OLD BUSINESS FROM 3/3/20 DUE TO NO QUORUMS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Century House R.E. 02-0617	10B Cliff Road	Color change	42.4.4-61	Emeritus
2. Sheila Wilner Tr 01-0548	10 Beach Street	Move off/demo	73.2.4-10	Emeritus
3. Sheila Wilner Tr 01-0547	10 Beach Street	New dwelling	73.2.4-10	Emeritus
4. S. Water Associates 02-0629	5 South Water Street	2 nd /3 rd floor addition	42.3.1-270-275	Emeritus

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns Not opened at this time.
 Motion **Held due to lack of a quorum.**
 Vote N/A Certificate #

VII. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1. Marty McGowan 02-0741	25 Millbrook Road	Addition	56-67.2	Sconset Gardner

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos
 Representing Marty McGowen, owner
 Public None
 Concerns **McGowen** – Presented project.
Welch – Asked about visibility from Millbrook Road and Paradise Lane.
McLaughlin – No comments.
Oliver – No concerns. Confirmed the roof will be black in the event Mr. McGowan wants to install solar panels.
 Motion **Motion to Approve through staff with the roof color to be black. (Oliver)**
 Vote Carried unanimously Certificate # **HDC2020-02-0741**

2. Jonathan Klatt 03-0821	7A Hussey Farm Road	Retaining wall/fence	56-94.3	Linda Williams
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Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Vote Carried unanimously Certificate #

3. ACK 007 Prop 02-0644	46 Walsh Street	Shed	29-101.1	Lewis Kelsey
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Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Vote Carried unanimously Certificate #

4. Nantucket Electric 03-0834	2 Commercial Street	Curb cut	43.2.1-91-93	Bowditch&Dewley
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Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Landscape design plans, site plan, photos, and advisory comments.
 Representing Stephen Holdgate, National Grid
 Public None
 Concerns (time) **Holdgate** – Presented project.
Welch – Read HSAB comments: existing cobble and cobble apron. Read Holly Backus comments: age of granite curb; can old material be reused.
 Clarification about what was previously approved versus this application.
 Discussion about existing material going back to the Department of Public Works (DPW).
 Motion **Motion to Approve through staff with adding a cobble apron the and unused material to go to the DPW. (McLaughlin)**
 Vote Carried unanimously Certificate # **HDC2020-03-0834**

5. George Curtin	02-0691	7 Beach Street	Shed	73.1.3-23	Self
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	Not opened at this time.				
Motion	Motion to Hold for representation. (Dutra)				
Vote	Carried unanimously		Certificate #		
6. Rich Larrabee	02-0711	7 Millbrook Road	New dwelling	56-474	Val Oliver
Voting	Welch, McLaughlin, Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Oliver Design Richard Larrabee, Jr., owner				
Public	None				
Concerns	Oliver – Presented project. Explained the garage doors. Larrabee – Garage doors are roll up but supposed to resemble a barn. This is 300' off Millbrook but faces Hummock Pond; contends there is no visibility of the garage. Dutra – It's not bad. White trim doesn't fit with a gambrel. Asked to ungang the triple windows on the garage second floor. Garage doors don't seem traditional but not be visible; the "X" on the door reminds me of farming Welch – The cross bucks on the doors should be on one plane, so they don't hit the head casing when going up. Infill behind or flush. The proposed height is 26' 8"; no concerns with that. McLaughlin – The "X" should be on the inside with plain boards on the outside.				
Motion	Motion to Approve through staff with separating the triple-ganged windows by 8 inches, no cross bucks on the exterior of the garage doors, and natural-to-weather trim, per Exhibit A. (Dutra)				
Vote	Carried 3-0		Certificate #	HDC2020-02-0711	
7. Pauline Bogan	03-0847	15 Warren Street	Front door changes	55.4.1-41	Val Oliver
Voting	Welch, McLaughlin, Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Val Oliver, Oliver Design				
Public	None				
Concerns	Oliver – Presented project, add 2 glass panes. McLaughlin – Clarified what is existing, what is previously approved and what is proposed. Welch – Read HSAB and Holly Backus comments: proposed not historically appropriate; door should remain as approved or be similar to historic photo.				
Motion	Motion to Approve due to limited visibility. (Dutra)				
Vote	Carried 3-0		Certificate #	HDC2020-03-0847	
8. Prickly Pear Trust	03-0845	17 Broadway	Window changes and dormers	73.1.3-112	Val Oliver
Voting	Welch, McLaughlin, Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Val Oliver, Oliver Design				
Public	None				
Concerns	Oliver – Presented project; most significant changes are on the east elevation. Welch – Read SAB comments: okay with changing casements on east, dormers are inappropriate; proposed north dormer okay, but setback from sides 3 feet and drop off 1-foot off ridge; south should match other elevations. The view from the north is not inappropriate; however, a dormer on top of dormer is inappropriate. McLaughlin – Confirmed the 3-over-3s will be fixed. Found only 1 house with 3 dormers on North Liberty Street. The 6-over-6 double hung; these are fold-up windows. Dutra – Not crazy about the dormers considering how historic this house is; okay with 2 nd -floor windows. Keep the silhouette the same. The east elevation, the 3 rd window on the 1 st floor should match in size what is there. Welch – Agrees with comments about the casements. North dormer is okay; however, east elevation dormers visible from the north is overkill. Asked if there are photos with similar dormer treatments. Oliver – Asked if it would be possible to eliminate one and keep the other one. Welch – Suggested providing two options with revisions; show with imagery. Suggested considering smaller double-hung windows. Need a larger format image of the mechanism; it might change the perception of the windows.				
Motion	Motion to Hold for revisions. (Dutra)				
Vote	Carried 3-0		Certificate #		

9. John West	02-0748	1 Cambridge Street	Hardscape	42.3.1-130.2	Shelter 7
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Jason Olbres, Shelter 7				
Public	None				
Concerns	<p>Olbres – Presented project.</p> <p>Welch – Read HSAB and Holly Backus comments: doors too formal, prefer informal cottage style; swinging color? Awning color? board fence overwhelming; what is fence color; too formal for bluestone, arbor would match, lower fence.</p> <p>McLaughlin – Asked about the color of the awning. No comments at this time.</p> <p>Dutra – He’s not crazy about a beige awning. He’s okay with bluestone in the back. He’s okay with the 5-and-1 fence. Suggested a trim of red brick on the outside.</p> <p>Oliver – Wants color swatches for any colors to be used. She doesn’t mind adding awnings. The air conditioning units (A/C) should be screened. The proposed fence is kind of high. The transition area of the arbor doesn’t line up with the fence; it says 5’6” rather than 6’. It’s set back from the sidewalk. Suggested swapping with plantings. She wants to view this with the color swatches. The door is missing the panes that tie into the windows; suggested dividing the sidelights</p> <p>Welch – The fence on Cambridge Street side. Asked for awning color chip and fabric swatch with a description. Need separate hardscape application for A/C; it needs to be screened from visibility. Agrees about the need for color swatches</p>				
Motion	Motion to View with swatches and Hold for revisions. (Dutra)				
Vote	Carried unanimous		Certificate #		
10. Randel Freeman	03-0842	68 Union Street	Lift cottage	55.1.4-68	Normand Resid.
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, property card, photos, historic documentation, and advisory comments.				
Representing	Ben Normand, Normand Residential				
Public	None				
Concerns	<p>Normand – Presented project. He has elevation certificate for both buildings: floor height is currently at elevation 6.2; the flood plain minimum is elevation 9; the top of foundation will be raised 2 feet.</p> <p>Welch – The grade drops off inside the yard area. Read HSAB and Holly Backus comments: FEMA minimum; elevation on piers; shingles made be appropriate for bungalow style.</p> <p>Oliver – Photos of the house in front would help. We need affirmation of the required flood height; asked the certificates be included into the record. Considering the location, she has no concerns about raising this.</p> <p>Dutra – This needs to be lifted. Thinks shingles would make the house look too long.</p> <p>McLaughlin – Asked about the roof singles. He wants to know what the minimum required height is.</p> <p>Welch – Regarding the certification from surveyor, asked what the benchmark is. We need to have that certification including the sea-level metric.</p>				
Motion	Motion to Approve through staff with inclusion of surveyor certification. (Oliver)				
Vote	Carried 3-0//Welch abstain		Certificate #	HDC2020-03-0842	
11. Lilymoor, LLC	03-0811	1 Maxey Pond Road	Hardscaping & fencing	40-107	Jardins Intl
Voting	Welch, McLaughlin, Dutra				
Recused	Oliver				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Elizabeth O’Rourke, Jardins International				
Public	None				
Concerns	<p>O’Rourke – Presented project. Fence is to mitigate sound. Can plant bayberry along the fence.</p> <p>McLaughlin – This is visible from Madaket Road; it’s too visible. Need a better landscaping plan.</p> <p>Dutra – A few properties where tree trunks are getting too big and you can see under the bottom line of branches. 5’10” to mitigate sound. Perpetuity. Concerned down the road if the trees come down; you’ll have a 6’ fence along Madaket Road. Confirmed the height of the fence is 5’10”. Show on the plans where the plants along the fence will be.</p> <p>Welch – Plants should be on every 3rd section of the fence to minimize visual impact.</p>				
Motion	Motion to Approve through staff per Exhibit A with bayberry along the Madaket Road exposure of the fence; fence to be screened in perpetuity. (Dutra)				
Vote	Carried 3-0		Certificate #	HDC2020-03-0811	

12. Seas the Day NT **02-0753** 23R Sankaty Road Retaining wall, arbor, & apron 73.1.4-3.1 Brook Meerbergen

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Landscape design plans, site plan, and advisory comments.
 Representing Brook Meerbergen
 Public None
 Concerns **Meerbergen** – Presented project. We propose a 3’ tall flat-stack Pennsylvania stone; that’s what the neighbor has. The privet is on the neighbor’s yard.
Welch – The drawing seems to indicate the wall and privet are in conflict.
Dutra – Doesn’t think this will be visible. Confirmed the retaining wall material
Oliver – No concerns. However, pictures are required and would have allayed a lot of concerns.
McLaughlin – No concerns.
 Motion **Motion to Approve as submitted with privet along the northern property line to remain intact. (Dutra)**
 Vote Carried unanimously Certificate # **HDC2020-02-0753**

13. Richard Phillips Tr **03-0786** 19 East Tristram Avenue Rev. 12-0293: Move on lot & reno 31-4.1 Botticelli & Pohl

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns **Botticelli** – Presented project.
Oliver – She appreciates the south elevation changes; it’s simpler and less modern. No concern with the basement stair in the front; it will probably be screened with plantings anyways. Based upon lack of visibility has no concerns about the additional door on the north elevation.
Dutra – Appreciates it wasn’t moved back too far. There’s massive fenestration but not visible. Likes the previously approved but they’re not adding much more. This is massive but not visible.
McLaughlin – The decking meets guidelines; the 3 decks staggered can’t be more than 8-feet deep from wall; the plans shows them as 9 feet deep.
Welch – We need a clearer site plan; the right most us at elevation 25. Feels there isn’t enough information on the height.
 Motion **Motion to Approve as submitted. (Dutra)**
 Vote Carried 3-0//Welch abstain Certificate # **HDC2020-03-0786**

14. Tim Quinlisk **03-0793** 88 Quidnet Road Demo, move on site, reno, & adtn 21-109 Botticelli & Pohl

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and historical documentation.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns **Botticelli** – Presented project, circa 1910s.
Oliver – She did not view but looked at the packet. The renovation will consume house; she appreciates keeping the original main mass. East elevation is overly done and should be kept simple; the dormer with 3 lights could be eliminated. She wants to view for visibility of that side. The north gives a nod to the historic part of the house. West elevation, the door in the addition creates confusion as to which is the main mass and competes with the historic façade; she’d prefer that elevation not have a second door. There are bigger houses out there but you need to tweak it some.
Dutra – Agrees with Ms. Oliver. Okay with the height. This is an old quirky house. The design is nice. West elevation compliments the old mass; he’s not sure about the shutters because there are none on the existing. North elevation silhouette of the main mass is good. The east elevation has a lot going on; visibility is the question. To Ms. Oliver’s concern, suggested keeping the entrance to the back (can’t due to Conservation Commission setbacks). Asked about the skirt material.
McLaughlin – This fits into the neighborhood.
Welch – He is having difficulty; the west has charming Quidnet elements but there is not a lot of the silhouette of the original structure being kept especially with respect to the hip element, the extended plane on the roof, and the bump out. South elevation is a concern with respect to the mass and height. Same with the east elevation. The north is the most successful; it picks up the silhouette and echoes elements bringing them forward. Clarified the demolition plan. Asked for overlay with dash line of the existing structure footprint; it should be included in view packet.
 Read Holly Backus comments: addition out of scale and too many windows on each elevation.
Flynn – She will include the historic information on Quidnet in the view pack.
Backus – Starting next week, Quidnet will be included for review by an advisory board.
 Motion **Motion to View with additional information. (Oliver)**
 Vote Carried unanimously. Certificate #

15. Judith Cohen Trustee **03-0857** 11 Davis Lane Move off to 3 Miller Lane 82-75 Structures Ultd

****Not anticipated by Chair within 48 hours****

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Nancy Drahzal, Structures Unlimited
 Public None
 Concerns **Drahzal** – Presented project; circa 1980s
 No concerns.

Motion **Motion to Approve the move off. (Oliver)**

Vote Carried unanimously Certificate # **HDC2020-03-0857**

16. Kim Glowacki **03-0858** 3 Miller Lane Move on from 11 Davis Lane 68-120 Structures Ultd

****Not anticipated by Chair within 48 hours****

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Nancy Drahzal, Structures Unlimited
 Public None
 Concerns **Drahzal** – Presented project.

Oliver – Currently there is no context for Miller Lane.

Welch – We need a site plan showing dimensions from the two property lines to the location, orientation, and the curb and the driveway. There’s not enough information to make decision.

Motion **Motion to Hold for a site plan. (Oliver)**

Vote Carried unanimously Certificate #

17. 11 Davis, LLC **03-0802** 11 Davis Lane New Dwelling 82-75 Emeritus

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt McEachern, Emeritus
 Public None
 Concerns **McEachern** – Presented project; white trim & sash with cottage corners; flexible about dormers.

Dutra – He gets desire for the balconies; they don’t jump out because of the shingled wall. South elevation, the main gabled mass fenestration is good and matches everything else. West elevation is nice North elevation, the distance between the gable windows should be tightened up; they seem far apart.

McLaughlin – East elevation, the left 2nd-floor deck needs to be pulled back to 8’; it shows as 12’ deep. South elevation right side, the 2nd-floor deck shows as 10’ and needs to be pulled back. Asked about the west elevation configuration of the outdoor fireplace. North elevation, the casement windows should be fixed.

Welch – The overall design is great, but he’s not sure with height of the door; it looks tasteful in 2D, not sure about 3D. Agrees with Mr. McLaughlin’s comments about the decks; he wants to see the revision. Would prefer to see the previous submission of the dormers; this might look over fenestrated. North elevation, the flush wall that continues passed the porch is a concern; asked that be looked at though it will be at an oblique angle; could bring rear porch cheek in or provide a perspective view from the front. Fenestration helps mask the height; white could negate that effect; suggested a light color but not white.

Oliver – Asked about the colors and shed dormers. East elevation is a nice silhouette; second floor double dormer should be two single dormers. Good example on the west in what we like to see; they seem that they are floating and should be tightened up; the windows need to fill the dormers or the dormers should be narrower. South elevation, something should be unanged. Asked if the fireplace shingled or pargetted. Shares Mr. Welch’s concern about the north elevation; it’s one big line. The system of dormers, she’s okay with the four lights. Asked if the two extra 4-lights on the dormers on the west is necessary. Asked to look at the space left to fit in the toilets. The porches are “ginormous”. There is white trim out there, but she’s not sure about a large white pergola (natural to weather).

Motion **Motion to Hold for revisions. (McLaughlin)**

Vote Carried unanimously Certificate #

Break

18. 11 Davis, LLC **03-0799** 11 Davis Lane New Shed 82-75 Emeritus

Voting Welch, McLaughlin, Oliver, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Matt McEachern, Emeritus
 Public None
 Concerns No concerns.

Motion **Motion to approve as submitted. (McLaughlin)**

Vote Carried unanimously Certificate # **HDC2020-03-0799**

19. 11 Davis, LLC	03-0803	11 Davis Lane	New Cabana/storage	82-75	Emeritus
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt McEachern, Emeritus				
Public	None				
Concerns	<p>McEachern – Presented project.</p> <p>Oliver – The height of the roof over a negative mass needs to be mitigated; this structure shouldn't draw attention to itself. The copper leaders match the house and shed.</p> <p>Dutra – Suggested making it more a bungalow with a hipped roof. Get the chairs off the drawing.</p> <p>McLaughlin – It says the leaders are copper.</p> <p>Welch – Looking at the elevations, the eaves should come down 1 foot.</p>				
Motion	Motion to Hold for revisions. (Oliver)				
Vote	Carried unanimously		Certificate #		
20. 11 Davis, LLC	03-0798	11 Davis Lane	New pool and fence	82-75	Emeritus
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Matt McEachern, Emeritus				
Public	None				
Concerns	<p>McEachern – Presented project.</p> <p>Oliver - Think about this fitting in naturally; use indigenous material. The fence must come off the property line at least 5 feet with something planted in front of it.</p> <p>Dutra – Mark Lombardi did a good job, but we need a need a landscape plan.</p> <p>McLaughlin – No comment.</p> <p>Welch – Agrees about the idea of naturalized plantings being the key to success. No concerns on the pool.</p>				
Motion	Motion to Hold revisions. (Oliver)				
Vote	Carried unanimously		Certificate #		
21. Diane Ash	03-0841	23 Pine Street	Window change	42.3.2-113	Emeritus
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt McEachern, Emeritus				
Public	None				
Concerns	<p>McEachern – Presented project; submitted context photos at the table; defended use of 2-over-2 windows.</p> <p>Oliver – Houses in the context photos are significantly different in style; the only 4-square she sees is on Pleasant Street. Asked if HSAB weighed in. We spent a lot of time on the sun porch and doesn't know how that would play out. Disagrees with Mr. Welch; you're going to see full on view if this. HSAB provided commentary the last time. Noted the landscaping is all patio.</p> <p>Welch – Read HSAB comments: prefer 6-over-6. He feels the 6-over-6 are more appropriate but okay with 2-over-2s.</p> <p>Dutra – He thinks the 2-over-2s look better than 6-over-6.</p> <p>McLaughlin – No comment.</p>				
Motion	Motion to Approve as submitted. (Dutra)				
Vote	Carried 3-1//Oliver opposed		Certificate #	HDC2020-03-0841	
22. 17A Washington St., LLC	02-0757	9 Coffin Street	As-built fenestration changes	42.3.2-18	Permit Plus
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical information, and advisory comments.				
Representing	Mark Poor, Permits Plus				
Public	None				
Concerns	<p>Poor – Presented project; circa 1930; building was vacant for about 25 years; paid the as-built fine.</p> <p>Welch – Read HSAB and Holly Backus comments: concern with proposal; request clarification on northeast elevation; elevation drawings would be helpful.</p> <p>Dutra – Confirmed they are asking to keep the A/C where it is. He has no issues with what's proposed as long as they keep the historical door.</p> <p>Oliver – The existing dormers should remain. The front looks historical. The exterior front door should remain. Okay with the side window.</p> <p>McLaughlin – Page A1, this used to have a door there.</p> <p>Welch – The windows should remain though not as a fan of windows. It looks like the bathroom and the kitchen are off-set so you can't spread the two 4-lights. The two 4-lights, frontispiece, and door will remain.</p>				
Motion	Motion to Approve through staff with leaving the two 4-light windows and wooden door on northeast elevation, as shown in photo #5. (Oliver)				
Vote	Carried unanimously		Certificate #	HDC2020-02-0757	

23. Roan Tamas, LLC 03-0843					
	80 Center Street	Color change	42.4.3-63	Neil Ferguson	
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Vote	Carried unanimously	Certificate #			
24. Harold Ickes, Et al. 03-0787					
	33 Milk Street	French door change	41-458	JB Studio	
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns	Bencat – Presented project. Welch – Read HSAB and Holly Backus comments: built by George Coffin; French door should be simpler; 12-panel door; some visibility likely. He agrees about simplifying the trim for the French door; suggested providing options. Oliver – She prefers the previous approval; this looks like a front door that isn't a front and is visible, especially this time of year. The door should be simpler with less trim. The 6-lights aren't an old style; the proposed door is too modern Dutra – The transom and trim match another door; you can't tell which is the front door. Looking at the site plan, shows brick steps with a small corner while the 3D shows a full landing; asked which is correct. (The larger landing.) Backus – There should be additional information attached to her comments explaining what was originally on this site. McLaughlin – We have nothing about the materials of the door.				
Motion	Motion to hold for revisions. (Oliver)				
Vote	Carried unanimously	Certificate #			
25. David Kayles 03-0792					
	14 Bassett Road	Rev. 69064: add trellis	26-41	Twig Perkins	
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Twig Perkins				
Public	None				
Concerns	Perkins – Presented project; the house was approved due to lack of visibility; lattice has 3x3 openings. Flynn – This is a violation; she has the photo of the trellis proving it is visible from the road. Welch – Confirmed the drawing of the lattice shows openings, not windows. Confirmed there is a fenestration change on the west elevation. Oliver – Okay with it; it'll look good once it's planted and is far enough off the road. Dutra – No concern. McLaughlin – Confirmed the lattice will be natural to weather.				
Motion	Motion to approve through staff with a rose bush planted in front of each panel. (Oliver)				
Vote	Carried unanimously	Certificate #	HDC2020-03-0792		
26. Robert Meyer 03-0825					
	307 Polpis Road	Demo/move off	25-39	LINK	
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Victoria Ewing, Link				
Public	None				
Concerns	Ewing – Presented project, circa 1992. No concerns.				
Motion	Motion to Approve as a move-off/demolition. (Oliver)				
Vote	Carried unanimously	Certificate #	HDC2020-03-0825		
27. Robert Meyer 03-0826					
	307 Polpis Road	New barn	25-39	LINK	
Voting	Welch, McLaughlin, Oliver, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Victoria Ewing, Link				
Public	None				
Concerns	Ewing – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously	Certificate #	HDC2020-03-0826		

28. Pauline Spencer 03-0833	38 York Street	Shed	55.4.1-50	Ross Goodwin
Voting	Welch, McLaughlin, Oliver, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried unanimously	Certificate #		

VIII. OTHER BUSINESS

Approve Minutes	January 28 and February 4 & 13, 2020: Motion to Approve. (Oliver) Carried unanimously February 11, 18 & 25, 2020: held
Review Minutes	March 3, 2020
Other Business	<ul style="list-style-type: none"> • Vote on updated HDC Meeting Schedule through 04/21/2020: Flynn – In creating the schedule forgot about Patriot’s Day, so need to readjust the deadline date. Motion to Approve the change to the HDC Meeting Schedule. (Oliver) Carried unanimously. • Mission Statement for Town Website vote • Historic Preservation Guideline/Nantucket Resiliency updates Flynn – This is posted for 03/26/2020. • 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. HDC meeting schedule

Adjourned at 8:06 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board Sign Advisory Committee