



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, May 21, 2019

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

Called to order at 4:38 p.m. and announcements by Mr. Pohl

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

Attending Members: Pohl, McLaughlin, Oliver, Welch, Dutra

Absent Members: Coombs, Camp, Watterson

Late Arrivals: None

Early Departures: None

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. Knise, Daniel – 72431	30 Douglas Way	Demo addition/rebuild	39-40.1	Val Oliver
2. Kane, James – 72432	21 Ridge Lane	Rev. 71927: site change	38-76	Structures Ultd.
3. Heneke, Jonathan – 72433	3 Friendship Lane	Rev. 72353: extend mudrm	66-248	Self
4. Baskin Associates – 72434	27 Somerset Lane	Rev. 71203: omit chm/wndws	66-134.4	Emeritus
5. Koegan, Christopher – 72435	5 Daffodil Lane	Rev. 71588	68-723	Self
6. Saunders, Graham – 72436	1 Blazing Star Road	Shed	67-832	Cottage & Castle
7. Robinson, Richard – 72437	10 Wood Lily Road	Shed	67-819	Cottage & Castle
8. Cabral, Katy – 72438	1 Scotch Broom Path	Shed	67-803	Cottage & Castle
9. Richards, Laurie – 72439	4 Wood Lily Road	Shed	67-836	Cottage & Castle
10. Johnson, Allison – 72440	2 Blue Flag Path	Shed	67-828	Cottage & Castle
11. Klacar, LLC – 72441	1 Windy Way	Add finished space/porch rf	67-553	JB Studio
12. Brewster, Bradley – 72442	29 Walsh Street	Shed window changes	29-81	Rowland & Assoc.
13. Brewster, Bradley – 72443	29 Walsh Street	Hardscaping	29-81	Rowland & Assoc.
14. Farrell ACK, LLC – 72444	21 Old North Wharf	Window/door change	42.3.1-28	Rowland & Assoc.
15. Bayliss, Edward – 72445	52 Eel Point Road	New garage	32-25	Emeritus
16. Larrabee, Thomas – 72446	103 Hummock Pond Road	Demo	56-307	Brook Meerbergen
17. Dias, Cameron – 72447	52R Surfside Road	Window/door chgs	67-221	Val Oliver
18. Lhota, Joe – 72448	6 South Miacomet	Rev. 72270: deck	82-356	BPC
19. Ward, Sarah – 72449	69 South Shore Road	Re-roof/solar roof top	80-303	ACK Smart
20. Kaizer, Peter – 72450	24 Surfside Road	New dwelling	55-243	Self
21. Wilson, Nancy – 72451	1 Appleton Road	Shed	66-388	Self
22. Collette, Diane – 72452	28 B Evergreen Way	Hardscaping	68-713	Seth Collette
23. Prokopov, Genadi – 72453	80 Surfside Road	Shed	67-197	Self
24. Mus of African Am Hist – 72454	27&29 York Street	Fence	55.4.1-177&178	Marsha Fader
25. Kinney, Virginia – 72455	2 Eagle Lane	Fence	55.4.1-128	Self
26. Rowland, Mickey – 72456	2 Cottage Court	Rev. 70025: windows	55.4.1-91	Self
27. Trillium 88, LLC – 72457	5 Nantucket Avenue	Color chg/frnt entry	30-252	Botticelli & Pohl
28. 32 Sankaty Head, LLC – 72458	32 Sankaty Head Road	Widen existing deck	48-1.5	Botticelli & Pohl
29. Barbieri, Leonard – 72459	48 West Miacomet Road	Rev. 67863: shed shwr enclsr	86-4	Botticelli & Pohl

Voting: McLaughlin, Welch, Dutra

Alternates: None

Recused: Pohl (Items 18-29), Oliver (Items 1-17)

Representing: None

Discussion: No concerns.

Motion: **Motion to Approve Items 1-17. (Dutra)** (Pohl, McLaughlin, Welch, & Dutra voting)

Vote: Carried 3-0//McLaughlin abstain and Oliver recused

Motion: **Motion to Approve Items 18-29. (Dutra)** (Oliver (acting chair), McLaughlin, Welch, & Dutra voting)

Vote: Carried 3-0//McLaughlin abstain and Pohl recused Certificate # **72431 to 72459**

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. Massimilian, Richard – 72460	8 Bluebird Lane	Fence	68-593	Lindsey Knapp
• Fence to either be 5-foot solid board or a 5 and 1 lattice fence.				
2. Bennett, Joanne – 72461	2 Blazing Star	Garage	67-831	Val Oliver
• Garage door to be Cobblestone to match trim.				
3. Drake Real Estate, LLC - 72462	21 Ahab Drive	Garage	82-97	Val Oliver
• All colors to match main dwelling.				
Voting	Pohl, McLaughlin, Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Welch)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	72460-72462	

IV. 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	2/4 Fairgrounds Road	Informational sign	67-40/67-752	Charles Gibson
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable with comments.			
Concerns	None			
Motion	Motion to Approve through staff per SAC comments. (Welch)			
Vote	Carried unanimously	Certificate #	72463	
2. N.I.R., Retail, LLC	11 Old South Wharf	Wall sign	42.2.4-2	Nathan Skerritt
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable with comments.			
Concerns	None			
Motion	Motion to Approve through staff per SAC comments. (Welch)			
Vote	Carried unanimously	Certificate #	72464	
3. Nant. Historical Assoc. – 72465	15 Broad Street	Temporary Banners	42.4.2-61	Doug Scholm
4. Nant. Historical Assoc. – 72466	15 Broad Street	Temporary Banners	42.4.2-61	Doug Scholm
5. Nant. Historical Assoc. – 72467	15 Broad Street	Temporary Banners	42.4.2-61	Doug Scholm
6. Nant. Historical Assoc. – 72468	15 Broad Street	Temporary Banners	42.4.2-61	Doug Scholm
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee – Recommend approvable with comments.			
Concerns	None			
Motion	Motion to Approve through staff per SAC comments. (Welch)			
Vote	Carried unanimously	Certificate #	72465 -72468	

7. Discussion about the signage along Milestone Road.

V. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Schwab, William	45 North Liberty Street	Fence	41-152	Self
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	None				
Public	None				
Concerns (4:45)	Not opened at this time.				
Motion	Motion to Hold for representation. (Dutra)				
Vote	Carried unanimously		Certificate #		
2.	1620 Capital, LLC	25 Broadway	Hardscaping plan	73.1.3-108	NAG
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	Milena Ieava , Nantucket Architectural Group – Presented project.				
Public	None				
Concerns (4:46)	Pohl – Read SAB comments: addition of Belgium block too formal and destroys character of land. Agrees that a curb isn't necessary; if there is a curb, he agrees with SAB. Oliver – There is nothing like this on this street; doesn't think the hedge will sufficiently screen it. Dutra – Agrees the Belgium block will be visible. Curbing would be nice but 3" is over kill. Suggested a blue-mist granite curbing, about 2 or 3 inches wide, put in at a lower depth so it doesn't stick up. Welch – Suggested putting bricks in at grade. Doesn't think you need a curb here.				
Motion	Motion to Hold for revisions. (Welch)				
Vote	Carried unanimously		Certificate #		
3.	Maury Rugged, LLC	18 Bayberry Lane	Fences	67-67	Val Oliver
Voting	Pohl, McLaughlin, Welch, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Val Oliver – Presented project; the fencing is from Home Depot.				
Public	None				
Concerns (4:56)	No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried 4-0		Certificate #	72469	
4.	Gibbs, Matt	4 Galen Street	Rev. 71846: window/door chgs	29-37	Val Oliver
Voting	Pohl, McLaughlin,				
Alternates	Welch, Dutra				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver – Presented project.				
Public	None				
Concerns (4:59)	Pohl – Read HSAB comment: Prefer staff approval plan; doors are too elaborate. Welch – Agrees about the doors, too elaborate. Suggested board and batten or v-groove/tongue-and-groove door. Dutra – Agrees. McLaughlin – The louvers are spec'ed as aluminum; should be wood.				
Motion	Motion to Approve through staff with the louvers to be wood and board and batten doors. (Welch)				
Vote	Carried 4-0		Certificate #	72470	

5.	Callahan, Gretchen	30 Huntington Street	New dwelling	76.4.2-97	Val Oliver
Voting	Pohl, McLaughlin, Welch, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver – Presented project.				
Public	None				
Concerns (5:03)	Welch – A covered porch wouldn't hurt. Huntington homes are too tall due to the double layer of ceiling joists between the 1 st and 2 nd floors. The north elevation would benefit from a roof over the side door. Would like to see something in the north and south gable ends, small window or louvers. Dutra – Agrees about the north elevation. No other concerns. McLaughlin – It fits into the neighborhood. Pohl – Agrees about the side door having a roof and louvers in the gable ends.				
Motion	Motion to Approve through staff with the north elevation door to have a pent roof; and windows or louvers in the north and south gables. (Dutra)				
Vote	Carried 4-0		Certificate #	72471	
6.	Ireland, Joseph	12R Skyline Drive	New cottage	79-35	Thornewill Design
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Carrie Thornewill , Thornewill Design – Presented project; owners don't want another post in the porch.				
Public	None				
Concerns (5:09)	Oliver – This is a cute and appropriate little cottage; another post in the porch would be nice. Welch – No concerns. McLaughlin – The 5 “D” windows should be fixed. The front door should be a 6-panel door. Dutra – No concerns. No other commissioners have concerns with about the front door.				
Motion	Motion to Approve through staff with the “D” windows to be fixed. (Welch)				
Vote	Carried unanimously		Certificate #	72472	
7.	41 Chuck Hollow Nom. Trust	41 Chuck Hollow Road	Main house color change	75-110	M.Cutone Archit.
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (5:17)	No concerns.				
Motion	Motion to Approve as submitted. (McLaughlin)				
Vote	Carried unanimously		Certificate #	72473	
8.	41 Chuck Hollow Nom. Trust	41 Chuck Hollow Road	Shed color change	75-110	M.Cutone Archit.
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (5:21)	No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously		Certificate #	72474	

9.	262 Polpis N. T.	262 Polpis Road	New guest house	25-1	M.Cutone Archit.
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (5:22)	<p>Pohl – The main house is visible from the water; this is behind the house so won't be visible.</p> <p>Dutra – No concerns due to lack of visibility.</p> <p>Oliver – The east elevation gambrel dormer might better if it were raised higher up the roof with knee walls.</p> <p>McLaughlin – This will be visible from Smuggler's Hill.</p>				
Motion	Motion to Approve through staff with the east elevation gambrel dormer ridge raised. (Oliver)				
Vote	Carried unanimously		Certificate #	72475	
10.	262 Polpis N. T.	262 Polpis Road	Boathouse window changes	25-1	M.Cutone Archit.
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architecture – Presented project.				
Public	None				
Concerns (5:31)	<p>Dutra – The changes are okay but separate them by one shingle line.</p> <p>Welch – He liked the prairie style windows; would prefer more of those.</p> <p>Pohl – He's okay with the windows ganged together.</p> <p>Oliver – No concerns.</p>				
Motion	Motion to Approve as submitted. (Dutra)				
Vote	Carried unanimously		Certificate #	72476	
11.	Quarter Mile Hill, LLC	1 Quarter Mile Hill	Addition	42.3.4-38	CWA
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory board comments.				
Representing	Amy Ledoux, Chip Webster Associates				
Public	None				
Concerns (5:35)	<p>Pohl – Read HSAB comments: no information; incomplete application; need documentation for roof walk; west elevation inappropriate changes; south elevation 2nd-floor deck inappropriate; this is historic, provide documentation. Agrees with HSAB that we need the history of this building. Explained the historic information needed and where to find it.</p> <p>Welch – He'd prefer to wait for the historic information; that will influence his comments.</p>				
Motion	Motion to Hold for additional information and to go back to HSAB for review. (Welch)				
Vote	Carried unanimously		Certificate #		
12.	Garian, Jennifer	36 Pocomo Road	Addition/fenestration	14-79	Concept Design
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:42)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Vote	Carried unanimously		Certificate #		

13. Raftery, William	82 Madaket Road (76A)	Rev. 68321: drmr/chmny/fenst	41-813	Val Oliver
Voting	Pohl, McLaughlin, Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver – Asked this be held for the contractor. Presented project.			
Public	None			
Concerns (5:44)	(4:55) Motion to Hold for representation. (Welch) Carried 4-0 Welch – The “shadow lines” look very strange; Mr. Hedden didn’t tag it in his inspection. The responsible party should know that HDC approves a structure as a whole, and they shouldn’t be contacting the architect after they’ve made changes. The chimney doesn’t make the house in this case; there’s no sense of something missing. Dutra – The most obvious change is the missing chimney. McLaughlin – No comments. Pohl – Expressed his frustration at contract builders making unpermitted changes. Other commissioners agree.			
Motion	Motion to Approve as submitted. (Dutra)			
Vote	Carried unanimously	Certificate #	72477	
14. DJG Associates, LLC	11 Evelyn Street	Color chg/fenestration	73.3.1-93&97	Botticelli & Pohl
Voting	Oliver (acting chair), McLaughlin, Welch, Dutra			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (5:54)	Oliver – Read SAB comments: individually significant; north, back door part of house history; west, removing window okay; color change, prefer green. Dutra – Asked to keep the door Essex green and change the rest to Nantucket grey. Welch – Thinks Nantucket grey and Essex green are an odd combination, suggested a complimentary grey be used. McLaughlin – It says the “B” window is being replaced.			
Motion	Motion to Approve with Essex green front and garage doors and Quaker grey trim and sash. (Dutra)			
Vote	Carried unanimously	Certificate #	72478	
15. Ubaldino, Laura	24 Trotter’s Lane	Shed	67-147	Self
Voting	Pohl, McLaughlin, Oliver, Dutra			
Alternates	None			
Recused	Welch			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Laura Ubaldino , owner – Presented project.			
Public	None			
Concerns (6:03)	(5:41) Motion to Hold for representation. (Oliver) Carried unanimously Oliver – The cupola is not appropriate on a shed. Dutra – Agrees. McLaughlin – Agrees it looks better without the cupola. Pohl – Cupolas on sheds are unheard of on Island.			
Motion	Motion to Approve through staff with no cupola. (Oliver)			
Vote	Carried 4-0	Certificate #	72479	
16. Famiglio, Mark	2 Harbor View Way	Driveway/Belgium block	42.4.1-31	Julie Jordin
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory board comments.			
Representing	Julie Jordin , Garden Design Company – Presented project.			
Public	None			
Concerns (6:07)	Pohl – Read HSAB comments: too much gravel. Oliver – Wants to view this; wants to know where elements tie in. Welch – He’d like to see photos or view; as opposed to a Type II fence, thinks that given the yard garden style, that fence would be more of a railing style. If you do that, the posts can integrate below the top of the fence; it is a more subtle design, simplifying combinations of gate, fence, and arbor in that area. Dutra – Thinks a view or pictures to see the style of the house would help. The gates are nice, but the arbor gate should match the other gates in size. McLaughlin – The scale should ¼-inch. Agrees with what’s been said. There’s too much going on for this site.			
Motion	Motion to View and Hold for photos. (Welch)			
Vote	Carried unanimously	Certificate #		

18. Price, Margaret	10 Long Pond Drive	Addition/deck rebuild	59-24	Permits Plus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Mark Poor , Permits Plus – Presented project; explained the type and density of the vegetation.			
Public	Linda Williams , MAB – We’re having trouble getting a quorum so did a consensus; our big issue is the stairs are not integrated into the deck and are floating 10 feet off the building.			
Concerns (6:20)	(6:07) Motion to Hold for representation. (Welch) Carried unanimously Welch – The integrated stairs would be beneficial. He questions the visibility without photos of the scrub vegetation. If the vegetation and garage block the view, then no concerns due to lack of visibility. Oliver – Agrees the stairs should be integrated more; suggested they run along the west elevation wall. Discussion about how to move the stairs closer to the building without blocking windows or doors. Dutra – Agrees but doesn’t want to mess with the deck layout with the 2 nd -floor doors. Ms. Oliver’s idea is a good one. McLaughlin – The deck should be no more than 8 feet deep.			
Motion	Motion to Approve through staff with the stairs inset within the plain of the deck as shown on the proposed north elevation, per Exhibit A. (Welch)			
Vote	Carried unanimously	Certificate #	72480	
19. Bouque, Chris	18A Bartlett Road	Roof solar	67-876	Karen Alence
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Roof array layout plans, site plan, photos, and manufacturer specs.			
Representing	Karen Alence , Cotuit Solar – Presented project; contends lack of visibility.			
Public	None			
Concerns (6:30)	Dutra – No concerns; it won’t be visible. Oliver – The chaotic layout of the panels is a concern. Asked the color of the roof shingles. Welch – The west elevation might be visible from Essex Road through an alley way; thinks it’s appropriate. McLaughlin – Argues it will be visible from Thirty Acres Lane. The array should be all black. Pohl – No concerns.			
Motion	Motion to Approve due to the remote location. (McLaughlin)			
Vote	Carried 4-1//Oliver opposed	Certificate #	72481	
20. Rakov, Victoria	12 Lowell Place	Cedar-boxed line sets	41-165	Sarah Alger, P.C.
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Sarah Alger , Sarah F. Alger P.C. – Doesn’t believe these will be visible.			
Public	None			
Concerns (6:37)	Pohl – Read HSAB comments: place on cornerboard; natural to weather if not painted; should be inside if visible. Welch – This is in conformance with our guidelines. Suggested the condenser not go in the window well; should have a lattice panel screen if it is visible. No additional concerns.			
Motion	Motion to Approve as submitted subject to the condenser not being visible at time of the inspection or thereafter, in or out of the ground. (Welch)			
Vote	Carried unanimously	Certificate #	72482	

21. Walker, John	112 Wauwinet Road	Renovation/addition	11-20	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project; contends the architectural language of the area is not limited to single-story structures; existing building is circa 1964.			
Public	<p>Linda Williams, for 110 Wauwinet Road – “We’re not happy.” Every house out there is visible from the beach. This is chaotic and out of step with the neighborhood. There’s a lot going on that has nothing to do with the existing house and most of the houses out there are natural to weather. There’s virtually nothing left of the original house. We will create a presentation packet for the next hearing.</p> <p>Whitney Gifford, Reade, Gullicksen, Hanley, & Gifford LLP, for 110 Wauwinet Road – Argues that the relative mass of the existing structure compared to the proposed “addition” doesn’t meet the definition of an addition; this is a complete demolition and rebuild built off two walls. The proposed is not in keeping with the village concept of Wauwinet. We are granting permission for the commissioners to go onto 110 Wauwinet Road to access the beach for the purposes of viewing this site.</p>			
Concerns (6:41)	<p>McLaughlin – Transoms inappropriate; needs a proper front door. Would like to view with a stake at the end of each gables.</p> <p>Welch – East and west elevations are the primary concern. Given the sensitivity of the location and structures in the area, the size, perhaps the mass, of the east elevation “the room” is out of scale with respect to the structure itself; that mass and that of the chimney should be reduced. Simplification of the primary mass could be attained through alteration of the dormers. This was on the view list, but he will view again to review the complexity of the 2nd-floor. If this were a contributing structure, we would ask for a demolition plan.</p> <p>Oliver – She likes the east elevation; the main portion of this house replicates an old dune house. Agrees about the large extremity and the chimney being reduced. The south and north elevations are the anomaly. The west elevation is over fenestrated; eliminate the transoms. This needs to be simplified.</p> <p>Dutra – Agrees with much that’s been said. Would also like to view with height poles. There are some characteristics from the existing building. Agrees with reducing the west elevation fenestration. He’s okay with the size of the building.</p> <p>Pohl – The view from the beach is considered as from a public way. Agrees about the east elevation left wing and chimney being oversized and the transoms being inappropriate. The living room ridge should come down.</p>			
Motion	Motion to View with three height poles on either side of the main-ridge gable and one at the western side of the gable end and Hold for revisions. (Oliver)			
Vote	Carried unanimously		Certificate #	
	Break 7:05 to 7:10 p.m.			
22. Black, Michelle	28 Eel Point Road	Rev. 72163: fenestration	40-44	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Presented project.			
Public	None			
Concerns (7:10)	<p>Welch – The south elevation 1st-floor isn’t visible and no changed proposed to the 2nd-floor; no concerns. East elevation, the transoms over the double-hung windows and the doors very odd as well as the change in the dormer fenestration; he’s trying to understand the visibility. West elevation, the transom over the door.</p> <p>Oliver – The east elevation is the most visible. Agrees with Mr. Welch. Suggested eliminating the transoms. This house is very prominent in every direction and the transoms detract from a beautiful design.</p> <p>Dutra – Agrees with what’s been said.</p> <p>McLaughlin – North elevation, the main door should be a six-panel. Eliminate all the transoms.</p> <p>Pohl – Suggested the bottom section of the roof is almost mansard steep; if you push the dormer face wall in by 6 inches, you lose almost all of the shingle courses; the roof will cover most it.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried unanimously		Certificate #	

23. Kamadif, LLC	32 Dukes Road	Rev. 71605: dormer	56-188	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	Matt MacEachern , Emeritus Development – Presented project; the client wants to adjust the pergola; asked this be held.			
Concerns (7:18)	<p>Dutra – Okay with changes on the north and south elevations. West elevation, the transoms should be eliminated but allow the larger 2-light “F” windows.</p> <p>Oliver – Okay with the front. The rear can’t be seen. The west elevation is off with the two different-sized dormers and the transoms.</p> <p>Welch – West elevation, differentiate the dormers in height; the detail isn’t visible from the south; could eliminate some detail on the smaller dormer and allow it drop down more.</p> <p>McLaughlin – The transoms should be eliminated.</p>			
Motion	Motion to Hold for revisions. (Welch)			
Vote	Carried unanimously		Certificate #	

24. Center St. ACKquisition	29 Centre Street	Alterations/addition	42.3.1-122.2	Emeritus
Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing Public	Matt MacEachern , Emeritus Development – Presented project; rear ell is circa 1920s.			
Concerns (7:28)	<p>Pohl – Read HSAB comments: west elevation central section too high, see south elevation; windows too narrow; keep connector to Roberts House; south elevation central section should be lower; retain chimney; would like to see revisions.</p> <p>Welch – His primary concern is the concept of the enclosed porch and the more vertical windows; asked how proud the pilasters are in the design. (at least 1 inch) If that were built down, there could be a layer of fascia added between the pilasters and the existing fascia. The proposed vertical windows are clean looking but not appropriate to the existing structure.</p> <p>Oliver – Nothing to add.</p> <p>Dutra – Agrees with what’s been said. The original 1st-floor windows are 12-lights, wonders if keeping those would help and carry back to the original façade. His only other concern is the age and significance of the rear ell.</p> <p>McLaughlin – Remembers that the connector was added circa 1945.</p> <p>Pohl – Because the beam is right above the windows, they will read as heavy eyebrows; he could build down or take away from the large beam and get more space. Agrees about the verticality of the windows. Regarding HSAB’s concern about the rear ell, if there is any visibility of that, he believes it will be “fleeting.”</p>			
Motion	Motion to Hold for revisions and to go back to HSAB with a 3D rendering. (Oliver)			
Vote	Carried unanimously		Certificate #	

25. Walters, Charles	50 Orange Street	Fence	42.3.2-35	Katie Hemingway
26. North Head Trust LLC	Tuckernuck	Roof solar on shed	96-2.4	John Phinney
27. Taylor, John Etal Tr	Tuckernuck	Roof solar on shed	96-2.2	John Phinney

Voting	Pohl, McLaughlin, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing Public	None			
Concerns (7:46)	Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Vote	Carried unanimously		Certificate #	

VI. OTHER BUSINESS	
Approve Minutes	May 7, 2019: Motion to Approve. (Oliver) Carried 4-1//Welch opposed
Review Minutes	April 10 & May 14, 2019

<p>Other Business (7:48)</p>	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. Welch – There’s been some activity through the Town in hiring counsel to represent the interests of the HDC and Town; Cultural Heritage Partners (CHP) were engaged. The Workgroup worked with them to compile a letter to the Bureau of Ocean Energy Management (BOEM), the regulatory agency involved, with the goal to get on a more level footing in negotiations under Section 106. Noted BOEM’s mission is to develop the oceans for energy purposes. At this point, BOEM is slowing down and revisiting their process with the end result being, it’s our hope, that we’ll be looking at a mitigation fund to address historic tourism, education, preservation and restoration, on an island-wide basis. We don’t know numbers, cannot make promises; in equity of the current situation where BOEM is recommending some \$300,000 worth of mitigation for Nantucket versus the \$90M mitigation, which was provided in a project of less significance. Noted that was part of a development along the Historic James River in Virginia and that project had its license revoked after completion due to licensing issues. Listed the other State and Federal organizations involved in supporting Nantucket’s stance, related dynamics, and how the consulting parties are working in good faith, not looking for unfair advantage but to have concerns addressed in an appropriate manner to mitigate visual and cultural impacts on the Nantucket National Historic Landmark. Dutra – From what he understood from previous discussion an effort was being made to make the Sound a National Historic Landmark. Welch – That is a very long process and will be tied up for years depending on how it works through the regulatory process and agencies; it would be helpful for Nantucket to have that designation for the Sound in the future. Suggested HDC issue a letter for support for other letters of support, so we are all supporting each other. He will draft a letter for the Chair’s signature. Pohl – All this discussion is about the first parcel; what happens with the first parcel, will determine the fate of the ones that follow. We’ll have another crack at this. Welch – There is a greater amount of mitigation in value for this project than for the others. However, depending on how this works out, there should be mitigation from the other four lease areas due to the fact that the regulatory agencies must look at the cumulative effect of 826,000 square acres of wind farms. • Discussion and possible vote on an HDC representative for the Nantucket Sidewalk Work Group. McLaughlin – Nominated Mr. Dutra for the sidewalk work group. Pohl – They already have Michael May and Micky Rowland who attend regularly. Holly Backus from PLUS will also be going. They would be our eyes and ears of what is happening. Dutra – He’s honored at Mr. McLaughlin’s faith in him; however, before he commits, he’d want to research the HDC stance. Welch – Asked that whoever represents HDC has a clear expectation that they are representing the HDC. Pohl – Asked to keep this on under Other Business. • Discussion of synthetic materials. Pohl – He had an email exchange with the current president of the Builders Association about a presentation; the president was sure his board would be all for it. Asked everyone to think about the different products out there; there are so many; they are finished differently and with different longevity. • Review and possible vote on upcoming HDC schedule. Held for commissioner to review.
<p>Commission Comments</p>	<p>McLaughlin – Thanked Staff for their hard work.</p>

List of additional documents used at the meeting:

1. Letter to BOEM
2. HDC upcoming meeting schedule through December.

Adjourned at 8:09 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee