



# 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, July 21, 2020**

*This meeting was held via remote participation using ZOOM and YouTube,  
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 4:32 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner  
 Attending Members: Pohl, Coombs, Camp, Oliver, Welch, Dutra  
 Absent Members: McLaughlin, Watterson  
 Late Arrivals: Camp, 4:36 p.m.; Dutra, 6:07 p.m.; Camp lost connection between 7:06 and 8:02 p.m.  
 Early Departures: None

**Motion to Approve the Agenda.** (Coombs)

Roll-call Vote Carried // Oliver, Camp, Welch, Coombs, and Pohl-aye

## I. PUBLIC COMMENT

**Kevin Kuester**, Sign Advisory Committee (SAC) – We reviewed the application for entry to Sand Piper Place. Hardscaping rocks had been approved, which were also free-standing signs; we had received complaints about those. Richmond Development will submit an application for revisions to the HDC approval for the rock signs.

## II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Antone Fernandes 06-1155	35 Tennessee Avenue	Deck	59.4-247	Self
2. John Galiner 07-1294	34 Washing Pond Road	Rev. 06-1134: wndw/drmr	31.13.3	Sophie Metz
3. William Hunter 07-1313	3 Sleetwing Circle	Rev. 01-0500: fence chg	74-27	NAG
4. John Fox 07-1301	72 Pochick Avenue	Deck/patio	79-154	Val Oliver
5. T&R Realty Trust 07-1283	134 Old South Road	Rev. 03-0818: cell tower	69-38	Dan Bilezikian
6. 4 Shawkemo Rd RT 07-1337	4 Shawkemo Road	Paint chimney grey	43-91	Botticelli & Pohl
7. Scott Valero 07-1321	9 Exeter Street	Omit shwr enclosure	76.4.1-410.1	Self
8. Joe Saluti 07-1319	174 Cliff Road	Shed	41-63	Emeritus
9. Ian MacTaggart 07-1335	1 Brooks Farm Road	Move/demo 448 sf cabana	41-222.8	M. Cutone Architecture
10. Vilma Vadoklis 07-1340	2 Nanina Drive	Shed	67-592	JB Studio
11. Vilma Vadoklis 07-1347	2 Nanina Drive	Extend deck	67-592	JB Studio
12. Vilma Vadoklis 07-1331	2 Nanina Drive	Driveway	67-592	JB Studio
13. Derrymore Invest. 07-1322	12 Derrymore Road	Rev. 72936: drmr/wind	41-241	Workshop/APD
14. Paul Stewart Trust 07-1343	61 Madaket Road	Roof change	41-201	James Lydon
15. 12 Lincoln Ave NT 07-1327	12 Lincoln Avenue	Garage door clr chg	30-183	Emeritus
16. Melanie Brundle 07-1338	21 Kendrick Street	Rev. 75272: wind change	76.4.1-1	Sanne Payne
17. 18 Orange, LLC 07-1342	18 Orange Street	Demo blkhd, add wndw well	42.3.2/15	Emeritus
18. Stephen Frohwein 07-1284	32 North Liberty Street	Demo/move shed	41-159	Emeritus

Voting Coombs (acting chair), Camp, Welch  
 Alternates None  
 Recused Pohl, Oliver  
 Documentation None  
 Representing None  
 Public None  
 Concerns No concerns.  
 Motion **Motion to Approve. (Camp)**  
 Roll-call Vote Carried 3-0//Camp, Welch, and Coombs-aye

Certificate # **HDC2020-(as noted)**

**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. Audrey Sterk <b>07-1346</b>	6 Marsh Hawk	Shed	56-396	Ethan McMorrow
• Due to lack of visibility				
2. Terrence Newth <b>07-1330</b>	2 White Street	Pool/spa	80-215.1	BPC
• Pool and Spa must not be visible at time of inspection and in perpetuity				
3. Scott Bortz <b>07-1329</b>	4 Vinecliff Lane	Pool	39-43.2	Emeritus
• Pool must not be visible at time of inspection and in perpetuity				
4. 3 Shimmo Pond Rd, LLC <b>07-1332</b>	3 Shimmo Pond Road	Pool	54-259	M. Cutone Architecture
• Pool must not be visible at time of inspection and in perpetuity				
5. Peter Michalowski <b>07-1312</b>	46 Vesper Lane	Basketball court	56-30	Bessey Construction
• Due to lack of visibility				
6. 18 Meadow, LLC <b>07-1317</b>	18 Meadow Lane	Hardscape-pool-2'ret wall	41-406	Atlantic Landscaping
• Must not be visible at time of inspection and in perpetuity				
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	<b>Welch</b> – Asked about visibility of the pool at 18 Meadow Lane.			
Motion	<b>Motion to Approve per noted conditions. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-07-(as noted)</b>

**IV. SIGNS**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Francis Farrell <b>07-1296</b>	5 India Street	Wall / RES IPA	42.3.1-226	Josh Moore
2. Francis Farrell <b>07-1297</b>	5 India Street	Projected sign	42.3.1-226	Josh Moore
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (time)	Flynn - Approvable			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	<b>HDC2020-07-(as noted)</b>
3. NIR <b>07-1305</b>	Straight Wharf	Projecting Sign / Respoke	42.2.4-1	Chris Bartick
4. NIR <b>07-1344</b>	Straight Wharf	Projecting Sign / Respoke	42.2.4-1	Chris Bartick
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (time)	<b>Flynn</b> – Held for revisions			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, Oliver, and Pohl-aye		Certificate #	
5. NIR <b>07-1304</b>	2 Harbor Square	Wall / Dawn	42.2.4 1	Allison Deck
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (time)	<b>Flynn</b> – Approvable			
Motion	<b>Motion to Approve as submitted. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye		Certificate #	<b>HDC2020-07-1304</b>

**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.	Martin Anguelov <b>07-1315</b>	19B Waydale Road	Hardscape	67-29	Self
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Martin Anguelov, owner Val Oliver, Architect				
Public	None				
Concerns (4:48)	<b>Anguelov</b> – Presented project. <b>Oliver</b> – We can provide an elevation of the front; suggested the fence die into the center post with a gate on the porch. <b>Camp</b> – Asked the material of the driveway (¾-inch gravel). <b>Welch</b> – Identified himself as neighbor in the general area, without his impartiality or fairness impinged. He has no material concerns. Asked about where the fence approaches the house if there will be a plant. Regarding the vegetation on the driveway, suggested a climbing vine on the center fence section. The 5&1 is atypical in the front yard and along the road; believes we could approve subject to the privet being maintained in perpetuity due to extenuating circumstances. At the driveway, suggests climbing hydrangea would be fine but privet would be better if it doesn't take up too much parking. <b>Coombs</b> – She has an issue with where the 5&1 hits the deck and along the road; she'd prefer privet without the fence along that section with a picket fence. Wants to see a drawing of how the fence meets the front of the house. <b>Pohl</b> – Confirmed the Belgium block along the driveway is a curb between the driveway and grass. The idea of the fence is to keep kids out of the road, but there's a breach at the porch; the 5&1 will look odd coming into the porch with the lower railing.				
Motion	<b>Motion to Approve through staff with the addition of privet along the road and parking to remain in perpetuity. (Welch)</b>				
Roll-call Vote	Carried 4-0//Coombs, Camp, Welch, and Pohl-aye			Certificate #	<b>HDC2020-07-1315</b>
2.	ACK 007 Prop. <b>02-0644</b>	46 Walsh Street	Shed	29-101.1	Lewis Kelsey
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Lewis Kelsey				
Public	None				
Concerns (5:07)	<b>Kelsey</b> – Presented project; deck post will be between door and window. <b>Backus</b> – Read HSAB comments: concerned about proximity of shed to the 2 <sup>nd</sup> -floor deck. Her comments: no photos. <b>Oliver</b> – Asked if there will be shutters (prefer not). Would be better without the shutters. <b>Coombs</b> – Agrees no shutters. <b>Welch</b> – Agrees no shutters; it will be a handsome little structure. There is some vegetation across the front.				
Motion	<b>Motion to Approve through staff with no shutters or window boxes. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl			Certificate #	<b>HDC2020-02-0644</b>
3.	Thompson <b>07-1292</b>	73 Baxter Road	Garage	49-27	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:14)	<b>MacEachern</b> – Presented project; reviewed discussion about demolition of the existing circa 1940s Sears & Roebuck kit. <b>Backus</b> – Read SAB comments: want to see the east elevation porch and grade; add elements, i.e. deep overhangs, of existing garage; simplify look along the street; should feel connected to house and mirror house details; appreciate the placement. Read SAB comments for move off/demolition of existing garage: retain and reuse. <b>Flynn</b> – The demolition is tracking the new garage. <b>Welch</b> – He's uncomfortable reviewing and approving this when we haven't approved the demolition, and we don't have the design elements of the original garage in front of us; understood these were to track, to be presented at a same hearing, so that we could make an informed decision. <b>Oliver</b> – Agrees with Mr. Welch about approving a new dwelling when we haven't ironed out the demolition; she'd prefer not to do that in the future. This would be close enough to the house that it could be connected. <b>Coombs</b> – This doesn't look anything like the existing house and it should; looks more like a guesthouse than a garage. <b>Pohl</b> – The eaves of this garage will be higher than the house eaves. He'd like to see the elevation of the proposed garage in relation to the house as seen from Baxter Road. This bungalow-style house is very low and grounded whereas this garage is vertical; this and the house side-by-side could be problematic.				
Motion	<b>Motion to Hold for additional information about how this relates to the main house. (Camp)</b>				
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Camp, and Pohl-aye			Certificate #	

4. Stephen Frohwein	07-1285	32 North Liberty Street	Addition	41-159	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:31)	<p><b>MacEachern</b> – Presented project; circa 1907.</p> <p><b>Backus</b> – Based upon National Historic Landmark (NHL) data circa 1835 and 1840; recommend every effort used to create an addition sensitive to the existing structure and secondary in scale. Read HSAB comments: addition overwhelms and dominates original structure; should have same windows and pitch; 2<sup>nd</sup>-floor connector too high; additions should be lower ell off the rear; no east elevation pent roof and large added chimney; lower plate and eave.</p> <p><b>Camp</b> – Agrees with HSAB: should be diminutive to historic massing; should be a turned gable pushed back from street; the addition should telescope back.</p> <p><b>Oliver</b> – Agrees with Ms. Camp and HSAB. It seems it has the same knee-wall height as the main structure; that should drop down much more. The new chimney is way bigger than main house existing chimney.</p> <p><b>Coombs</b> – The addition is too tall and too big; it should drop down. Current additions are all 1 story and keep the main house important. The addition chimney should be finished off the same as the existing. East elevation porch doesn't fit this style of the house. South elevation is not sensitive to the old house.</p> <p><b>Welch</b> – Agree with HSAB and staff's comments. Suggested an addition off the south would be better than this ambitious addition to the west which isn't historical in its nature. In any location, believes the 2<sup>nd</sup>-floor space to be appropriate, would have to be smaller. Regarding the ell concept to the rear, it would expand the footprint but to the rear and retain the iconic, historic bay window; it would be a shame to lose that window so prominently featured from North Liberty.</p> <p><b>Pohl</b> – Agrees with his fellow board members, HSAB, and Ms. Backus.</p>				
Motion	<b>Motion to Hold for revision. (Welch)</b>				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye.			Certificate #	
5. Kathleen Krall	06-1252	15 Masaquet Avenue	Demo-move MH	80-141	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:49)	<p><b>Botticelli</b> – Presented project.</p> <p><b>Backus</b> – Non-contributing, circa 1982 according to NHL.</p> <p>No comments.</p>				
Motion	<b>Motion to Approve as a move off or demolition. (Camp)</b>				
Roll-call Vote	Carried 4-0//Camp, Oliver, Welch, and Coombs-aye			Certificate #	<b>HDC2020-06-1252</b>
6. Kathleen Krall	06-1254	15 Masaquet Avenue	Demo-move garage	80-141	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:54)	<p><b>Botticelli</b> – Presented project; addition built in 1983.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as a move off or demolition. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Welch, Oliver, Camp, and Coombs-aye			Certificate #	<b>HDC2020-06-1254</b>
7. Kathleen Krall	06-1255	15 Masaquet Avenue	New dwelling	80-141	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:56)	<p><b>Botticelli</b> – Presented project; visibility is of the north elevation.</p> <p><b>Oliver</b> – No concerns with massing or the details.</p> <p><b>Welch</b> – Appreciates that the north isn't a gable parallel to the street. Asked depth of 2<sup>nd</sup>-floor deck; looks appropriate.</p> <p><b>Camp</b> – Asked why the front door isn't centered in the main mass; it's the only thing off balance.</p> <p><b>Coombs</b> – The front door feels wide.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Welch, Camp, Oliver, and Coombs-aye			Certificate #	<b>HDC2020-06-1255</b>

8. Kathleen Krall	<b>06-1251</b>	15 Masaquet Avenue	New garage	80-141	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:01)	<p><b>Botticelli</b> – Presented project; only north elevation would be visible from the street, but the lot is pretty wooded.</p> <p><b>Oliver</b> – She would like to see it next to the house.</p> <p><b>Camp</b> – No concerns. Thinks spreading out the windows in the dormers would draw attention to them.</p> <p><b>Welch</b> – He’s also fine with this.</p> <p><b>Coombs</b> – Would prefer the 4 windows in the east elevation dormer be spread out to fill the dormer. Same with the 3 windows in the west elevation dormer.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 4-0//Welch, Camp, and Oliver-aye; Coombs-nay			Certificate #	<b>HDC2020-06-1251</b>
9. Habitat for Humanity	<b>07-1278</b>	31 Beach Grass Road	New dwelling	68-378	Richard Hussey
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Richard Hussey, Habitat for Humanity Coach Building Committee				
Public	None				
Concerns (6:06)	<p><b>Hussey</b> – Presented project; trim platinum grey, doors Hussey green and cottage red, sashes white, and roof is grey.</p> <p><b>Oliver</b> – The building is fine, but we usually try to see the context either side. Would like to hold for what was approved around it regarding color, height, and scale. East elevation concerns include the width of the dormers and size of the windows, raise the porch roof to mitigate the shingle space. East elevation, the 1<sup>st</sup>-floor window headers are much higher than the doors.</p> <p><b>Welch</b> – With no other applications in, he thinks this is the first of the three lots in a row. Could drop another beam under the soffit area of the porch roof and wrap with trim. Agrees with Ms. Oliver about viewing this in context; because the others haven’t come in, this might be the dormer allotment for this cluster of three on the street. Agrees about the width of the dormer. Modular structures have additional height; asked that a condition of approval is that the height is approved due to its being a modular construction. The east elevation 1<sup>st</sup>-floor windows are set higher than the door, these could be lowered but does not believe it’s necessary.</p> <p><b>Camp</b> – Likes platinum grey but would prefer simpler colors considering how much is going on around it.</p> <p><b>Coombs</b> – The east elevation windows in the dormer align over the 1<sup>st</sup>-floor windows; not so on the west. The east elevation 1<sup>st</sup>-floor windows should stay where they are. The proposed roof color is different from what we’ve approved.</p> <p><b>Pohl</b> – Make the dormer narrower to reduce the shingle between the corner and windows; keep the windows aligned. The top of the east elevation porch should be raised to be closer to the 2<sup>nd</sup>-floor window sills. Window headers higher than the door is common in older houses. He doesn’t support white sashes; should be platinum grey.</p> <p>Discussion about the colors: trim and sash should be the same; if red and green doors is okay; roof.</p>				
Motion	<b>Motion to Approve through staff with the sash and trim to be white and adding a trimmed, 6- to 9-inch beam over the column posts under the covered porch roof. (Welch)</b>				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye.			Certificate #	<b>HDC2020-07-1278</b>
10. John Halliwell Trust	<b>07-1277</b>	2 Webster Road	Rev. 02-0719: garage	79-146	Thornewill Design
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (6:30)	<p><b>Thornewill</b> – Presented project; half-round window is an element on the existing house; color is white – main house is currently natural to weather but coming in with a revision to go to white.</p> <p><b>Oliver</b> – She would like to hold for a view and photos of the other structures. The half-round faces away from the street so not concerned. The cupola seems too vertical. East elevation, the stacked windows lend to the verticality.</p> <p><b>Coombs</b> – The cupola isn’t in keeping with the rest of the structure. The half-round will be hard to see.</p> <p><b>Pohl</b> – Doesn’t want to approve this as white then find white isn’t appropriate for the house.</p>				
Motion	<b>Motion to View. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Welch, Camp, Oliver, and Pohl-aye			Certificate #	

11. 262 Polpis N.T. **07-1288**      262 Polpis Street      Rev. 72782: cabana addition      25-1      M. Cutone Architecture

Voting      Pohl, Coombs, Camp, Oliver, Dutra  
 Alternates      Welch  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, and photo.  
 Representing      Mark Cutone, Mark Cutone Architecture  
 Public      None  
 Concerns (6:38)      **Cutone** – Presented project; front could potentially be visible from the harbor.  
                                  **Oliver** – This is visible from the public landing. This is the biggest cabana she’s seen; she doesn’t support enlarging it.  
                                  **Coombs** – Visible from Pocomo Road. She thinks it’s too big; enlarging it makes it look like a dwelling.  
                                  **Dutra** – He’s not sure about the visibility.  
                                  **Camp** – She has no concerns; this is a simple, low building at 18 feet.  
                                  **Pohl** – He thinks to see this you have to be out by the oyster beds. It is a long way from the boat launch and is low. No concerns.

Motion      Motion to Approve as submitted. (Camp) Not carried.  
**Motion to Hold for the beginning of the old business hearing. (Camp)**

Roll-call Vote      Carried 4-0// Dutra lost connectivity; Oliver, Coombs, Camp and Pohl-aye      Certificate #

12. Ross Silverstein **07-1334**      51 Orange Street      Roof walk color change      42.3.2-183      M. Cutone Architecture

Voting      Pohl, Coombs, Camp, Oliver, Welch  
 Alternates      Dutra  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photo, historic documentation, and advisory comments.  
 Representing      Mark Cutone, Mark Cutone Architecture  
 Public      None  
 Concerns (6:51)      **Backus** – Read HSAB comments: biggest concern is the skirting with no posts showing.  
                                  **Cutone** – Roof walk built in 1998; owner is open to modifying to express the posts through the skirt; owner wants the skirt to be white as well.  
                                  **Oliver** – If they are willing to make the roof walk look typical, she has no concerns.  
                                  **Camp** – No concerns.  
                                  **Coombs** – No concerns.  
                                  **Welch** – Okay with the white skirt in town and on a formal structure.  
                                  **Pohl** – This roof walk is built egregiously incorrectly; the posts should be visible all the way through; the skirt board shouldn’t be proud of the posts.

Motion      **Motion to Approve through staff with the posts expressed to be continuous down to the roof. (Coombs)**

Roll-call Vote      Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye      Certificate #      **HDC2020-07-1334**

13. George Hornyak **07-1281**      61 Somerset Road      Roof top Solar      66-89      SunWind, LLC

Voting      Pohl, Coombs, Camp, Oliver, Welch  
 Alternates      None  
 Recused      None  
 Documentation      Architectural elevation plans, site plan, photos, and manufacturer spec sheet.  
 Representing      Tim Holmes, SunWind, LLC  
 Public      None  
 Concerns (6:59)      **Holmes** – Presented project; the lower southwest roof might get too much shade.  
                                  **Oliver** – The roof color is working against this. The front is only visible once you pull into the driveway; suggested putting the porch roof panels on the lower southwest roof. She can support this due to lack of visibility if the front panels are removed.  
                                  **Welch** – He did not recently view; will defer to Ms. Oliver’s judgement.  
                                  **Camp** – No concerns.  
                                  **Coombs** – She’s with Ms. Oliver.

Motion      **Motion to Approve through staff with the panels on the front lower roof being removed. (Oliver)**

Roll-call Vote      Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye      Certificate #      **HDC2020-07-1281**



14. Lisa Hood <b>07-1282</b>	17 Derrymore Road	Roof top Solar	41-114	SunWind, LLC
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Tim Holmes, SunWind, LLC			
Public	None			
Concerns (7:06)	<p><b>Holmes</b> – Presented project; the rear mass roof is very low and about 4/12 pitch with trees; part of the application is to replace the roof with black shingles.</p> <p><b>Oliver</b> – There’s a rear mass facing the same direction on which to place the panels; they won’t be on the highest roof.</p> <p><b>Welch</b> – They are on the primary mass and visible from the street, both inconsistent with the guidelines; he can’t support this.</p> <p><b>Coombs</b> – They are visible; she can’t support this.</p> <p><b>Pohl</b> – The panels are on the 2<sup>nd</sup>-floor and are visible</p>			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Roll-call Vote	Carried 4-0//Camp abstain; Coombs, Welch, Oliver, and Pohl-aye		Certificate #	
15. Scott Bowman <b>07-1336</b>	7 Folger Avenue	Roof top solar	80-166	Cotuit Solar
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.			
Representing	Karen Alence, Cotuit Solar			
Public	None			
Concerns (7:13)	<p><b>Alence</b> – Presented project; this is very hard to see this from the road.</p> <p><b>Oliver</b> – She walked the route; you can barely see the structure; she’s okay due to lack of visibility.</p> <p><b>Welch</b> – He did a drive-by; it’s not on the primary structure and limited visibility heavily helps. Would prefer “limited” visibility be added to the approval.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>Coombs</b> – No concerns.</p>			
Motion	<b>Motion to Approve as submitted due to limited visibility and that it’s appropriately placed on the secondary structure. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Welch, Dutra, Coombs, Oliver, and Pohl-aye		Certificate #	<b>HDC2020-07-1336</b>
16. ARI, LLC <b>07-1318</b>	10 Delaney Road	As-built color change	41-120	Self
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tracy Cullinane			
Public	None			
Concerns (7:18)	<p><b>Cullinane</b> – Presented project.</p> <p>No concerns.</p>			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Dutra, and Pohl-aye;		Certificate #	<b>HDC2020-07-1318</b>
17. Stephen Erisman <b>07-1302</b>	2 Saccacha Avenue	Outdoor shwr/lattice fence	82-23.2	Val Oliver
Voting	Pohl, Coombs, Camp, Welch, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Val Oliver, V. Oliver Design			
Public	None			
Concerns (7:21)	<p><b>Oliver</b> – Presented project.</p> <p><b>Welch</b> – Asked for clarification of the image, which is hard to interpret—from the image, his concern is the width of the boards and the fence; it looks like a stockade fence on posts with caps and lattice behind it. The details are a concern, so he’d like to see a photo of the view from the travelled way.</p> <p><b>Coombs</b> – The shower enclosure is too big, and the lattice should be removed; the basement would be better with a picket fence.</p> <p><b>Dutra</b> – He’d like to view this.</p> <p><b>Pohl</b> – Planting around it would mitigate it.</p>			
Motion	<b>Motion to View. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Camp, Welch, Dutra, Coombs, and Pohl-aye		Certificate #	

18. Doug Raymond **07-1324** 5 Cornish Street Addition 42.4.1-95 SMRD

Voting Pohl, Coombs, Oliver, Welch, Dutra  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.  
 Representing Steve Roethke, Steve M. Roethke Design  
 Public None  
 Concerns (7:28) **Roethke** – Presented project; thinks there’s confusion on the actual date; it was his impression it’s circa 1970s; north elevation isn’t visible; only the south elevation is visible.  
**Backus** – NHL has this as a 1933 cape; proposal transfers a simple cape; proposed connected gable dormers is out of place, should be single shed; west elevation little window; north elevation appreciate the dormer. Read HSAB comments: not sure of alterations; railing not extending on the west elevation and wrapping around; push front dormer back 6 inches; one large dormer on front; rear dormer busy; trellis would be more attractive. She looked at both the MACRIS and NHL surveys; both listed this as circa 1933 and this structure we are looking at is the one indicated in the MACRIS survey.  
**Coombs** – The front dormer should come off the ridge; it’s overwhelmingly large.  
**Oliver** – The building on three sides is okay; her concern is the front dormer. Suggested eliminating the window in the connector. Suggested the front dormer be a shed with windows across and flipping the interior floor plan so the rear could be made a gable dormer.  
**Welch** – He has the same concern about the dormer relationship to the ridge as seen from the west elevation noting the west elevation will only be obliquely visible from the street. South elevation, would prefer the gable dormers go to 9/12 allowing for the ridge to be lowered, also addresses concerns about the West elevation. Would be prefer a double-hung in place of the “C” window in the connector. This design is charming and creates a story around the simple cape, appears as if a shed dormer were added, then gable dormers were added to expand the shed dormer. Other than he has commented he is fine with what is proposed but would like clarification on the date of the building and to know if there is anything contributing about it in its current form. The perspective view reinforces his opinion the front center window should be double-hung. The outdoor air-conditioner line should be boxed in cedar.  
**Dutra** – It’s quite charming. He’s having a hard time understanding the front dormers from a visual standpoint. He likes the window in the middle.  
**Pohl** – Liked the comment about changing the roof pitch from 10/12 to 9/12 keeping the plate height. West elevation, asked about the lattice panel.

Motion **Motion to Hold for revisions. (Oliver)**  
 Roll-call Vote Carried 5-0//Coombs, Welch, Dutra, Oliver, and Pohl-aye Certificate #

19. Leah Cabral **07-1336** 7 Marble Way Roof top solar 66-443.1 Karen Alence

Voting Pohl, Coombs, Oliver, Welch, Dutra  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.  
 Representing Karen Alence, Cotuit Solar  
 Public None  
 Concerns (7:53) **Alence** – Presented project; without the 8 panels on the front, this isn’t viable.  
**Oliver** – The photos tell the whole story; anything on the south is not acceptable, especially on a cedar roof, and it will be visible. Panels on the rear and side shed roofs are okay.  
**Coombs** – Agrees with Ms. Oliver; the rules are no panels on the front.  
**Backus** – There is vegetation, but there is a secondary lot behind it that could be cleared for a house.  
**Dutra** – He will go with the Board.  
**Welch** – Agrees with what’s been said. Suggested eliminating the panels on the front and putting 6 panels on the upper portion of the rear roof.

Motion **Motion to Hold for revisions. (Coombs)**  
 Roll-call Vote Carried 5-0//Dutra, Welch, Oliver, Coombs, and Pohl-aye Certificate #



<b>20. Blackberry Prep 07-1309</b>	<b>26 West Chester Street</b>	<b>Hardscape-spa-ret wall 30"</b>	<b>42.4.3-56</b>	<b>Atlantic Landscaping</b>
Voting	Pohl, Coombs, Camp, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc.			
Public	None			
Concerns (8:02)	<p><b>Congleton</b> – Presented project; no visibility from West Chester; there is some visibility from Lily Pond Park so proposing evergreen screen across the back and up the side.</p> <p><b>Backus</b> – NHL says pre-1920s; MACRIS says circa 1800s; proposed hardscaping will be visible from Lily Pond; topography would be helpful. Read HSAB comments: concerned about visibility; no pool-fence details; and site cross section.</p> <p><b>Welch</b> – Agrees with comments made; he'd like to see the topography, a cross section front to back, spot elevations, and elevation drawings showing features from Lily Pond including structure.</p> <p><b>Coombs</b> – Asked about the fence (auto-cover, no fence required). Wonders how they will transfer from the driveway to the beginning of the house, to the spa, and down to Lily Pond.</p> <p><b>Oliver</b> – Looking at an aerial, the rear is exposed to Wesco Place. Agrees with what's been said.</p> <p><b>Dutra</b> – It makes sense to hold for more information.</p> <p><b>Pohl</b> – We do need to get information about the amount of retainage.</p>			
Motion	<b>Motion to Hold for additional information as requested. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Welch, Dutra, Coombs, Oliver, and Pohl-aye		Certificate #	
<b>21. Kamadif, LLC 07-1310</b>	<b>32 Dukes Road</b>	<b>Patio/ret wall 30" high</b>	<b>56-188</b>	<b>Atlantic Landscaping</b>
Voting	Pohl, Coombs, Camp, Oliver, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Lindsay Congleton, Atlantic Landscaping Inc.			
Public	None			
Concerns (8:13)	<p><b>Congleton</b> – Presented project; the rear neighbor's plateau is about 8 feet higher than our pool.</p> <p><b>Oliver</b> – She wants to view this; the guy in back was going to accrete vegetation onto this property. Your site plan doesn't locate the Hollis-Webb property and house; wants to know how this will impact his property. We need more topographical information.</p> <p><b>Welch</b> – There is a 6-foot grade change between the wall and what's behind it; right now, as it is, the area behind the proposed wall is so steep they will fill that area; it is a void, vs. having to cut out and fill in. Asked for lines to show existing versus proposed grade changes in any location where cut or fill is greater than 3'.</p> <p><b>Coombs</b> – It is very important that we have the abutting houses on the plans. Doesn't see why the retaining wall needs to be bowed. She'd like to see the topography and abutting houses to include the 81 Vestal Street property and house location.</p> <p><b>Dutra</b> – Agrees with what's been said. A 30-inch wall isn't a big issue, but we have to scrutinize this area.</p> <p><b>Pohl</b> – The level of the patio around the pool is lower than where the trees are proposed; that patio cuts into the hill. Looking for topography that extend onto the abutting properties and north-south cross section; put 30-inch stakes at the pool with orange tape to show extent of grading.</p>			
Motion	<b>Motion to Hold for topography extending onto neighboring properties and showing those houses; spot elevations; and 30-inch stakes with orange tape. (Dutra)</b>			
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Dutra, and Pohl-aye		Certificate #	

<b>22. Rodney Goldstein 07-1311</b>					
	6 Sankaty Road	Addition	73.1.4-38	Botticelli & Pohl	
Voting	Coombs (acting chair), Oliver, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:26)	<p><b>Botticelli</b> – Presented project.</p> <p><b>Backus</b> – According to NHL and MACRIS surveys, circa 1920 colonial revival; recommend additions provide colonial revival architectural elements and new windows be in keeping with existing windows. Read SAB comments: should add similar odd number windows; south elevation, add pent roof; existing chimney being removed.</p> <p><b>Welch</b> – South elevation, okay with the small hipped roof appended to the mudroom addition; suggests change the mudroom gable roof pitch to 8/12 to match others; as viewed from the east, a hipped roof on the mudroom would be too much.</p> <p><b>Oliver</b> – Nothing to add.</p> <p><b>Dutra</b> – He has nothing to add.</p> <p><b>Coombs</b> – Asked why the east chimney was removed (non-functional and no basement support).</p>				
Motion	<b>Motion to Approve through staff with the south elevation small gable to go to 8/10 pitch. (Welch)</b>				
Roll-call Vote	Carried 4-0//Oliver, Dutra, Welch, and Coombs-aye		Certificate #	<b>HDC2020-07-1311</b>	
<b>23. Kevin Dale Trust 07-1299</b>					
	7 King Street	Move building & addition	73.1.3-41	Botticelli & Pohl	
Voting	Coombs (acting chair), Oliver, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:35)	<p><b>Botticelli</b> – Presented project: move closer to Shell Street away from King Street; explained removal of chimney due to poor condition.</p> <p><b>Backus</b> – Read SAB comments: Edward Coffin circa 1893; additions are sensitive to historic character; if there are any revisions, wants to see those; east elevation, 2 windows replace 1 seems odd; 8-foot tall basement window shouldn't be visible, should be below grade.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Dutra</b> – It looks good; would like to see the chimney brought back.</p> <p><b>Welch</b> – Agrees about the chimney coming back and basement windows not being visible. It is important to note this is an important contributing structure and it is being relocated on the site such that the changes are not a detriment.</p> <p><b>Coombs</b> – She'd like the chimney to be replaced as it is shown in the historical photo.</p>				
Motion	<b>Motion to Approve through staff with the chimney added back on and the basement windows to be below the grade. (Oliver)</b>				
Roll-call Vote	Carried 4-0//Dutra, Welch, Oliver, and Coombs-aye		Certificate #	<b>HDC2020-07-1299</b>	
<b>24. Nant. 62 Walsh, LLC 07-1286</b>					
	60 Walsh Street	Move/demo dwelling	29-85.2	Botticelli & Pohl	
Voting	Coombs (acting chair), Oliver, Welch, Dutra				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (8:45)	<p><b>Botticelli</b> – Presented project; garage-guesthouse was approved.</p> <p><b>Oliver</b> – No concerns.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>Backus</b> – HSAB had no concerns.</p>				
Motion	<b>Motion to Approve as a move off-demolition.</b>				
Roll-call Vote	Carried 4-0//Welch, Dutra, Oliver, and Coombs-aye		Certificate #	<b>HDC2020-07-1286</b>	

25. Audrey Sterk **07-1345** 6 Marsh Hawk Lane Rev. 0325: rotate/windows 56-396 Ethan McMorrow

Voting Pohl, Coombs, Camp, Oliver, Welch  
 Alternates None  
 Recused None  
 Documentation Architectural elevation plans, site plan, and photos.  
 Representing Ethan McMorrow, E. McMorrow Design Associates  
 Public None  
 Concerns (8:50) **McMorrow** – Presented project; not visible.  
**Oliver** – Would have been clearer with the appropriate site plan. The application needs to be filled in regarding the material and colors.  
**Camp** – Rotating it 180 degrees has no impact on her approval; it’s low and already approved; could put the not-visible caveat on it if people are concerned about the stucco and modern style.  
**Coombs** – Likes the chimney; no concerns.  
**Welch** – No concerns.

Motion **Motion to Approve through staff with the materials and colors called out on the application. (Camp)**  
 Roll-call Vote Carried 5-0//Oliver, Coombs, Welch, Camp, and Pohl-aye Certificate # **HDC2020-07-1345**

26. 202 Eel Point, LLC **07-1341** 202 Eel Point Road Rev. 11-0103: roof walk 38-2.3 Sanne Payne

Voting Pohl, Coombs, Camp, Oliver, Welch  
 Alternates None  
 Recused None  
 Documentation Landscape design plans, site plan, and photos.  
 Representing David Silva  
 Public None  
 Concerns (9:01) **Motion to Reopen.** (Coombs) Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye  
**Payne** – Presented project; most of the house is existing.  
**Oliver** – West elevation is all that’s visible; no concerns.  
**Coombs** – From the side, the roof walk is off set and looks odd; thinks it could be visible from the road. No other concerns.  
**Camp** – No concerns; the roof walk goes with the extensive decking.  
**Welch** – Agrees with what’s been said; shave off just the right amount on the roofwalk.  
**Pohl** – The roof walk is very wide in both dimensions.

Motion **Motion to Approve through staff with taking off a foot off either side of the length of the roof walk. (Camp)**  
 Roll-call Vote Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye Certificate # **HDC2020-07-1341**

27. 62 Walsh, LLC **07-1349** 62 Walsh Street Demo/move cottage 29-85 Botticelli & Pohl

28. 62 Walsh, LLC **07-1348** 62 Walsh Street Move/demo garage 29-85 Botticelli & Pohl

29. Woodie Stevenson **07-1333** 75 North Liberty Street Front porch railing 41-140 Val Oliver

30. Eliza & David Silva **07-1316** 16 Helen’s Drive Re-site/fenestration changes 66-53 Self

31. Eliza & David Silva **07-1303** 16 Helen’s Drive New dwelling 66-53 Self

32. Eliza & David Silva **07-1320** 16 Helen’s Drive Pool-hardscape 66-53 Self

Voting Pohl, Coombs, Oliver, Welch, Dutra  
 Alternates None  
 Recused None  
 Documentation Landscape design plans, site plan, and photos.  
 Representing David Silva  
 Public None  
 Concerns Not opened at this time.

Motion **Motion to Hold for Tuesday, July 28<sup>th</sup>. (Oliver)**  
 Roll-call Vote Carried 5-0//Oliver, Dutra, Welch, and Coombs-aye Certificate #

VI. OTHER BUSINESS	
Approve Minutes	June 1, 4, 8 & 16, 2020. <b>Motion to Approve.</b> (Welch)
Roll-call vote	Carried 5-0//Coombs, Oliver, Dutra, Welch, and Pohl-aye
Review Minutes	June 23 & 30, July 2, 6, 10 & 13, 2020
Other Business	<ul style="list-style-type: none"> <li>• Discussion of Certified Local Government (CLG) and possible vote</li> <li>• HDC review of revisions to HDC Background Summary to finalize for web page</li> </ul>
Commission Comments	<p><b>Welch</b> – We have more to do on Vineyard Wind attempted protections, but he’s been informed by counsel that it’s premature to discuss this evening. HDC was also advised by counsel, before yesterday’s Bureau of Ocean Energy Management (BOEM) meeting, to work through topics of mitigation (normally a BOEM request) outside of the Sec. 106 process.</p> <p><b>Camp</b> – Wants a discussion about Tuckernuck being wrapped into MAB put on Other Business.</p>

List of additional documents used at the meeting:

1. Draft minutes as listed.

**Motion to Approve Adjourned at 9:15 p.m.** (Camp) by unanimous consent

Carried 5-0//Oliver, Camp, Coombs, Dutra, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee