



HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Diane Coombs, Abby Camp, Vallorie Oliver,
Associate Commissioners: Carrie Thornewill, Connie Patten, Joe Paul

~~ MINUTES ~~

Tuesday, August 1, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:04 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist, & Fiona Johnson, Administrative Specialist.

Attending Members: Pohl, Welch, Camp, Coombs, Thornewill, Patten, Paul

Remote Participants:

Absent Members: Oliver

Late Arrivals:

Early Departures: Pohl (7:30 pm)

Adoption of Agenda.

Motion **Motion to Approve as drafted. (Coombs)**
Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul-aye

I. 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	7 Harborview Wy	Projecting Sign	42.4.2/9	Stacey McEachern & Abby Shaw
2.	Town of Nantucket	7 Harborview Wy	Menu Board	42.4.2/9	Stacey McEachern

Voting Pohl, Welch, Camp, Coombs, Patten

Alternates Thornewill, Paul

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing -

Public -

Concerns -

Motion **Motion to hold for representation. (Coombs)**
Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Patten, Pohl-aye

Certificate # **HDC2023- (as noted)**

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	John Manera	5 Bartlett Road	Fence & retaining wall	55/102.3	J. Martinez
2.	Rosa Rugosa LLC	35 Jefferson St	COA Renew 2020-07-8830	30/122	Jane Silvia
3.	Rosa Rugosa LLC	35 Jefferson St	COA Renew 2020-07-8831	30/122	Jane Silvia
4.	Gary Stahl	8 Austin Farm Dr	New shed	56/367	Linda Williams
5.	Gary Stahl	8 Austin Farm Dr	Hardscape rev 2023-05-4221	56/367	Linda Williams
6.	Brian Potter	32 Essex Rd	New fence	67/628	KM Landscape
7.	45 Shawkemo Rd LLC	45 Shawkemo Rd	New Shed	27/18	WAPD
8.	12 Larrabee Lane Lot 2B	12 Larrabee Ln	Move on from 40 Warrens Land.	55/103	Normand Residential
9.	12 Larrabee Lane Lot 2B	12 Larrabee Ln	Hardscape	55/103	Normand Residential
10.	Gifford Benjamin	4 Head of Plains	Rev to dwelling	63/7	Gryphon Architects
11.	Scott Marks	11 West Dover St	LK windows & trim replacement	55.4.1/197	Shelter 7
12.	Miroslava Ahern	38 Appleton Rd	Garage renovation & addition	66/42	Ahern LLC

Voting Pohl, Welch, Camp, Coombs, Patten

Alternates Thornewill, Paul

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing -

Public -

Concerns -

Motion **Motion to approve consent items. (Coombs)**
Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Paul, Pohl-aye

Certificate # **HDC2023- (as noted)**

III. NEW BUSINESS 07/25/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Nicholas Terino 06-8690	74 Arkansas Ave	As built Fence	59.4 41	Nicholas Terino
Voting	Pohl, Welch, Camp, Coombs, Paul			
Alternates	Thornewill, Patten			
Recused	none			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Nicholas Terino			
Public	None			
Concerns	None			
Motion	Motion to approve through staff accepted as-built fence w/an additional, new section. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	HDC2023- 06-8690
2. Jeff Morash	8b Bayberry Ln	Roof solar array	67/72	AckSmart
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	Paul Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Tobias Glidden			
Public	None			
Concerns	None			
Motion	Motion to approve as submitted- vegetation must be kept and/or added to be obscure solar panels from east side. (Camp)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye		Certificate #	HDC2023-
3. Bank of Boston 07-8790	65 Main St	Windows replace	42.3.1/197	Bisbano Architects
Voting	Pohl, Welch, Camp, Coombs, Patten			
Alternates	Paul, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Shelley Craig- Bisbano Architects			
Public	Mickey Rowland- HSAB- These windows look like they need painting and reglazing, but not replacing. They should be restored rather than replaced.			
Concerns	Holly Backus- Circa 1818 individually significant structure. Restoring is always better, but like kind replacement don't see any concerns.			
Motion	Motion to approve through staff-every reasonable effort for restoration; where restoration is not feasible, replication approved w/ reuse of materials (in particular glass) to the greatest extent possible. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	HDC2023-07-8790
4. Town of Nantucket	10 Sun Island Rd.	New Dormitory	69/3.1	Gryphon Architects
Voting	Pohl, Welch, Camp, Coombs, Paul			
Alternates	Patten, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ethan Griffin- Gryphon Architects			
Public	None			
Concerns	Welch- adjustment of orientation. Would like to see some development concepts. Camp- elevation that faces the bike path be more welcoming. Tone down the white; add grey. Pohl- redo configuration of building.			
Motion	Motion to hold for revisions. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	HDC2023-01-7686
5. 8 High Brush Path LLC	8 High Brush Path	Addition	56/370	Emeritus
Voting	Pohl, Camp, Coombs, Thornewill, Patten			
Alternates	Welch, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Matt McEachern – Emeritus			
Public	none			
Concerns	Camp- addition should be freestanding. Patten- Freestanding and to be reduce.			
Motion	Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0 // Pohl, Camp, Coombs, Patten, Thornewill-aye		Certificate #	HDC2023-

6.	Soros Jeffery Trst 07-8804	47 Baxter Rd	Rev add window	49/14	JB Studio
Voting	Pohl, Welch, Camp, Coombs, Paul				
Alternates	Thornewill, Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Jurai Bencat- JB Studio				
Public	Rob Benchley- no concerns				
Concerns	Holly Backus- No historical information was submitted, needs to be submitted. Circa 1904 Victorian Eclectic.				
Motion	Motion to approve through staff- historical information to be submitted; bays & windows to be same size including shift center shingle style post as necessary. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye			Certificate #	HDC2023-07-8804

7.	Harold Brothers Realty LLC	2-4 Highland Ln	Pool & Hardscape	30/289	Jardins Intl.
Voting	Pohl, Welch, Camp, Coombs, Thornewill				
Alternates	Patten, Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Elisabeth O'Rourke- Jardins Intl.				
Public	Mickey Rowland- HSAB-				
	<ul style="list-style-type: none"> - An 8' fence all along North Star is not appropriate. 5 and 1 fences are allowed between properties but not on a street edge – even North Star Lane. Street edges should have picket or split rail fences, or nothing at all. - The proposed landscape plan is using tall fences and privet hedges to create a walled-off compound. Hedges and fences are fine, but they shouldn't be used to completely seal off a property. Historically, this neighborhood had fairly open yards that allowed visual access to the buildings and gardens. 				



Concerns

Holly Backus- Preservation Planner

- The property is an infill in the Cliff Area neighborhood.
- An eight-foot board fence is proposed along the property line of North Star Lane.
- Suggested: Add vegetation on the outer side of the fence to soften its appearance.
- Suggested: Ensure the fence does not extend past the facade of the proposed picket fence shown on the site plan.
- Concern: The design of the gates is not appropriate for this area.
- Clarification whether existing trees on the site will be preserved, as it's not clear on the site plan.

Thornewill- Suggested a maximum fence height of six feet, as eight feet is deemed inappropriate.

- Express concern that even a six-foot fence might be excessive for the size of the lane.
- Oppose the design of gates on the driveway.
- Concerned about the overall property appearing cluttered with buildings and fences.
- Note that the neighborhood typically features hedges rather than tall fences.
- Seek clarification on whether the pool is part of the application, as it appears large.
- Suggest treating the two houses as separate properties rather than connecting them with decks to maintain their individuality.

Coombs- Strongly oppose the idea of an eight- to ten-foot-high fence along the slide area.

- The area is open and should not be enclosed with such a tall fence.
- The Cliff area is known for its relaxed and open character, with 10-foot-high hedges.
- Suggest a simpler and lower fence if necessary, avoiding a gate into the garage.
- Propose moving the garage closer to the front but not with a 10-foot hedge.
- Recommend reducing the size of the pool to create a more open feel on the property.
- Express concern about the property's impression, with too many structures and fencing.
- Advocate for preserving the relaxed and easy-going nature of this important part of the Cliff Lincoln area.
- Suggest a significant reduction in the fence height and hedges.

Welch- Concerned about the loss of a transition zone between the public street and the private property, which typically includes the front porch and yard.

- Comparing the proposed design to the larger, set-back houses on Morgan to the Lincoln Ave treatment and noting the lack of sequestration elements.
- Suggests that the character of the neighborhood might be compromised by the removal of this semi-public space.
- Recommends adding vegetation to soften the fence on the street-facing side.
- Expresses concern about the presentation of the property from the street.
- Acknowledges the approval of the garage location but wishes it could have been shifted further back, which would have made the pool smaller.
- Believes the pool size may not be a significant concern due to limited visibility.
- Encourages the landscape architecture to consider the overall appearance of the primary structure and neighboring dwelling as a single large compound.
- Suggests preserving shared semi-public spaces and side yards for small, traditionally sized dwellings along the street.
- Emphasizes the importance of considering these factors in the design process.

Camp

- Prefers the appearance of a more natural, less formal setting.
- Expresses concern about the proposed eight-foot fencing along North Star and around the back.
- Suggests reconsidering alternatives to the extensive use of such fencing.
- Believes the picket and privet on the front of the house are typical and suitable.
- Main concern centers around the extensive fencing along North Star and around the property.

Pohl- in agreement with the concerns raised about the eight- to ten-foot-high privet, tall side fence, and lengthy side fence along North Star.

Motion

Motion to hold for revisions. (Welch)

Roll-call Vote

Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye

Certificate #

HDC2023-

8.	Harold Brothers Realty LLC	6 Highland Ln	Sports Court	30/288	Jardins Intl.
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Voting Pohl, Welch, Camp, Coombs, Thornewill
 Alternates Patten, Paul
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Elisabeth O'Rourke- Jardins Intl.**
 Public **Mickey Rowland- HSAB-**

- An 8' fence all along North Star is not appropriate. 5 and 1 fences are allowed between properties but not on a street edge – even North Star Lane. Street edges should have picket or split rail fences, or nothing at all.
- The proposed landscape plan is using tall fences and privet hedges to create a walled-off compound. Hedges and fences are fine, but they shouldn't be used to completely seal off a property. Historically, this neighborhood had fairly open yards that allowed visual access to the buildings and gardens.

Jenny Clark- Previous Homeowner (2 North Cliff Way)

- emphasized that the deed restriction stipulates the need for a fence along the back property line but does not mention any requirement for fences along the sides of the property.
- The deed restriction specifies that if a pool or hard court is constructed, a structure between 8 and 16 feet in height must be erected as a sound barrier. Jenny expressed doubt that a pergola would serve as an adequate sound barrier.
- pointed out that the same deed restriction was used to determine the placement of a cabana on another part of the property.
- expressed confusion about what is meant by a "sports court" in the application and noted that there are no similar facilities in the neighborhood.
- Given the R1 zoning with small side yard setbacks, Jenny argued that a game court, which remains undefined, is not suitable for the area and could disrupt the neighborhood's character.
- expressed uncertainty about the court's surface material and whether it would include structures, such as tennis courts or basketball facilities, which could lead to noise concerns. A rubber mat, in particular, raised concerns about constant noise.
- stressed that the neighborhood is not a compound and consists of individual yards. She believes that a sports court would not fit the character of the area.

Concerns

Holly Backus- Preservation Planner

- The main concerns revolve around the alignment of the site plan with approved structures, compliance with specific zoning setbacks and sound barrier requirements, and the consideration of covenants and restrictions. Additionally, there's a suggestion to reduce the size of the sport court for better suitability.

Camp-

- expressed concerns about the driveway gates and highlighted the significant size difference between the proposed sports court and a standard pickleball court.

Thornewill-

- expressed the need for more specific information regarding the materials and construction of the sports court.

Welch-

- concern that the architectural elements surrounding the sports court are inappropriate and atypical for the neighborhood, particularly regarding how they truncate the rear yard.
- sought clarification about the privet surrounding the sports court, specifically regarding an element that appears to be three inches wide. He asked whether this is a drafting issue or if there is something intended to be around the privet. Elizabeth confirmed it's a drafting issue, and there's no such intended element.
- reiterated his concern about the truncation of the rear yard, emphasizing that it's a problem.
- expressed reservations about the design of the pergola at the rear, stating that it does not seem to have a form that suits its function. He noted that freestanding pergolas of the proposed size are not typically approved.
- mentioned a need for lowering the fence in the side yard, although further details or context for this request were not provided in this summary.

Pohl-

- The design of the pergola to be arbitrary in terms of its shape and function.
- the colors of the sports court could be ostentatious and raised a question about the court's color, specifically if it will be entirely green. He expressed interest in seeing a sample of the green color to understand better whether it will resemble a lawn.
- The sport court appears rather large for the backyard, indicating that it may be oversized for the space.

Motion

Motion to hold for revisions. (Coombs)

Roll-call Vote

Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye

Certificate #

HDC2023-

9.	Dennis Wellner	8 Walsh St	Replace window & door	42.4.1/83	Wellner Architects
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Voting Pohl, Welch, Coombs, Patten, Paul

Alternates Camp, Thornewill

Recused None

Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing **Julie Wellner**

Public **Mickey Rowland-**

- Agrees with Holly's comments on the door, lattice, and patio size.
- Recommends using a more natural-colored stone for the patio.
- Suggests using stones with a more natural shape rather than gritted bluestone, as it's not appropriate for the area.

Brook Meerbergen-

- Supports the applicant's initial choice for the door.
- Expresses concerns about Joe's recommendation to use the kitchen door, as it would create an opaque view from both inside and outside.
- Believes that having both the front and new doors match would be more in keeping with the building's architecture, both from the inside and outside.
- Agrees with the idea of a door with more glass but concurs with Mr. Welch that there should be no muntins and it should resemble the front door.

Concerns

Holly Backus- Preservation Planner

- HDC survey on file for the Bungalow, Circa 1920.
- New Form B was created for Circa 1913 Edward and Florence Coffin Thomas rental house, a Craftsman Bungalow.
- Two COAs required: one for structural work and one for hardscaping.
- Changing the window to a door on the south elevation is acceptable, but the proposed eight-light door with a kick panel is not appropriate for a Craftsman Bungalow.
- Suggested using a simple Craftsman door instead.
- The lattice detail under the steps on the west elevation should be extended to match.
- No detail or photo provided for proposed bluestone pavers for a 24 by 36 patio in an AE 7 flood zone.
- Concerns about the large impervious area and runoff; recommends considering Resilient Nantucket guidelines.
- Suggested reducing the patio size and using existing materials like the front walkway steps for a more organic feel, rather than thick bluestone.

Welch-

- Agrees that the patio size is too large and suggests reducing it, especially on one end.
- Recommends transitioning the French door to either match the front door with a taller glass panel or using a panelized French door.
- Suggests the possibility of incorporating these changes into the existing application with an adjustment in the fee.
- Notes that the Hardscape and administration are part of one application but suggests paying the fee for the parts that require changes.
- Suggests that the new deck proposal could be recessed, allowing the stairs to be pushed further back.
- Recommends bringing the deck back to create additional space.
- Suggests that this adjustment could complement the idea of shortening the patio in either direction.

Coombs-

- Suggests that the steps should not be so wide.
- Acknowledges that the existing windows may be strange but notes that they are already in place and cannot be changed.
- Expresses dissatisfaction with the skirt around the entire house, suggesting it should be improved and filled in with something more appropriate.
- Recommends a more cohesive and intentional design, particularly on the South elevation where the stairs interact with the chimney.

Paul-

- No general issues with replacing the window with a door or matching stair and details.
- Supports matching the skirt underneath the new stairs with the rest of the house.
- Recommends referencing the existing elevations for guidance on the door choice.
- Notes that the only other door on the house is on the North elevation, suggests matching that style with a possible slight widening.
- Agrees that the patio size could be reduced, or its material changed to match the front walk, which has grass growing through it.
- Suggests that even without changing the size, oblique views may soften the patio's appearance.
- Suggests showing different options of doors.

Patten-

- Supports revising the door choice, specifically considering a Craftsman door.
- Agrees with the idea of reducing and softening the patio.

Concerns

Holly Backus-

- The project is located in the historic Quaker neighborhood of Mill Hill.
- Finds the photos of the mock-up with planted vegetation helpful in understanding the project's visual impact, especially from lower perspectives.
- Notes that the deck will not have railings, which is appreciated and keeps a low profile.
- Recommends a condition that the deck should not have railings and that the vegetation be maintained in perpetuity.
- Appreciates the Topo information provided before and after the proposed work, emphasizing the project's impact on the surroundings.

Camp-

- Notes that the naturalness of the area has been formalized, which is a concern.
- Expresses the opinion that the deck's location is not ideal.
- Believes that the streetscape has been lost and the deck is not helping.
- Recommends adding more trees and restoring what was there before.
- Expresses the need for "bumpers" given the anticipated construction of two more buildings below this area.

Welch-

- Suggests an opportunity to replicate those plantings in the area.
- Proposes reducing the grade in the back backyard, emphasizing a substantial reduction if possible.
- Highlights the idea of lowering the grade to improve the overall visual effect and mentions that it doesn't need to be accessible.
- Recommends using viburnum, and occasional lilacs to screen the grade change.

Coombs-

- Emphasizes the importance of maintaining the existing hill in its natural state.
- Stresses the significance of replicating the original plantings on the hill.
- Notes that the area was characterized by a variety of plant types, including tall and low ones, not just grass.
- Highlights the contentious nature of the area and its importance.
- Believes that the hardscaping is as crucial as the housing aspect.
- Supports the idea of planting the hill to ensure it fits into the surrounding environment and finds it inappropriate to have structures protruding over the sloping land without proper support.

Thornewill-

- Believes the deck is too deep and large.
- Finds it unfortunate that privet was planted so close to the property edge, leaving no space for the homeowners to soften it.
- Notes that the steep pitch of the hill makes the privet stand out unnaturally.
- Expresses concern that the deck has put the onus on the neighbor to deal with the issue created.

Pohl-

- Appreciates the deck's design with multiple steps, as it avoids a large protrusion from the ground.
- Finds the privet planting objectionable, considering it artificial and out of character with the neighborhood.
- Supports using indigenous vegetation and tapering the mound to improve the deck's integration with the surroundings.
- Notes that the deck is low to the ground and doesn't require a railing, which is favored.
- Suggests surrounding the deck with indigenous vegetation instead of the artificial row of privet for a more natural feel.

Motion

Motion to approve through staff; reduce deck from 16' to 14'; severely taper grade along rear & craft side (facing house); layer taper into in groupings of indigenous grouping of 3'-6' tall plant materials in naturalized patterns; not to be visible at time of inspection or thereafter. "Per Exhibit A" (Welch)

Roll-call Vote

Carried 3-0 // Pohl, Welch, Coombs-aye / Thornewill, Camp-nay Certificate # **HDC2023-07-8777**

11. Clay Development

44 Skyline Dr

Move on from Washington st

79/990

Structures Ultd

Voting

Pohl, Camp, Coombs, Patten, Patten

Alternates

Thornewill, Welch

Recused

None

Documentation

Architectural elevation plans, site plan, photos, correspondence, advisory comments.

Representing

Nancy Drazhal- Structure Unlimited

Public

None

Concerns

Holly Backus-

- Emphasizes that the structure in question is a non-contributing one, built in 2002, and is now in the Old Historic District (OHD).
- Reminds the commission of their previous approval for a move-off in October of the previous year.
- Acknowledges concerns from neighbors (Butters).
- Highlights the sustainability aspect and expresses satisfaction with the structure not ending up in a landfill.

Motion

Motion to Approve as submitted. (Coombs)

Roll-call Vote

Carried 5-0 // Pohl, Camp, Coombs, Patten, Patten-aye

Certificate #

HDC2023-

12. Stanley-Brown Trustee 37 Chuck hollow rd. New dwelling 75/108 Linda Williams
 Voting Pohl, Welch, Coombs, Patten, Thornewill
 Alternates Camp, Paul
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Linda Williams**
 Public none
 Concerns **Thornewill-**

- Finds the building's three-story height to be problematic, making it seem tall and ill-proportioned compared to neighboring one-and-a-half-story structures.
- Suggests that removing the entire third floor and lowering the roof might improve the proportions.
- Notes that the roof walk is rendered incorrectly with too many posts on both the long and short sides.
- Observes that the porch appears to end abruptly on the end elevations, which feels awkward.
- Believes that despite the brush in the area, the top level and a half of the structure will still be visible.
- Recommends using one type of siding on an elevation instead of mixing two, as it currently appears suburban rather than barn-like.
- Expresses a preference for a more pure barn form rather than the current composition of multiple pieces.
- Finds that the three-story gambrel design doesn't work well and suggests using shed dormers instead.

Welch-

- Overall massing is not considered inappropriate.
- Suggests tinkering with Dormer roofs and the presentation of the Gambrel.
- Recommends adjusting the eave height over the side door.
- Notes the presence of too many different architectural styles.
- Believes that simplifying details and massing could lead to approval.
- Expresses concerns about the Gambrel on a three-story structure, suggesting that it may not be a strong design solution.
- Proposes considering a Gable roof instead of a Gambrel, which might make other roof pitches work better.
- Emphasizes the need to address the perception of a third floor and suggests that adjusting the roof pitch could simplify the roof form and make other elements easier to address.

Coombs-

- Suggests moving the windows on the second floor of the west elevation to align with those on the first floor.
- Recommends keeping the chimney in its current position.
- Agrees with Carrie and Stephen about adjusting the roofwalk design, suggesting wider panels instead of long ones.
- Expresses a preference for only two panels on the side of the roofwalk.
- Finds the East Elevation acceptable but proposes having three windows on the first floor on the right-hand side to match the other side.

Patten-

- Observes that there's too much going on in the design without symmetry.
- Notes the absence of alignment and symmetry in the windows and elements.
- Agrees with others about the multiple architectural styles and the lack of symmetry.
- Suggests that the Gambrel could be lowered, and the roof walk design reconsidered.

Pohl-

- Believes that the Gambrel is not the appropriate form for the building.
- Suggests that using Gables might make it appear less voluminous.
- Finds the exact roof Ridge height at 50 feet troubling.
- Agrees with others about the roof walk, mentioning issues with spacing for the posts.
- Dislikes the combination of materials (natural clapboard and shingle).
- Recommends a less steep roof pitch for the single-story portion with a 7 and 12 roof pitch.
- Considers the Gambrel at 30 feet as the main issue, contributing to the perception of a three-story building.

Motion

Motion to hold for revisions. (Coombs)

Roll-call Vote

Carried 5-0 // Pohl, Welch, Coombs, Patten, Thornewill-aye

Certificate #

HDC2023-

IV. OLD BUSINESS 08/01/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Family Ties 05-8519	11 Alliance Ave	2 nd dwelling cottage	39/24.1	Studio PPark
Voting	Welch, Camp, Coombs, Patten, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	James Krapp- Studio PPark				
Public	None				
Concerns	Thornewill-				
	<ul style="list-style-type: none"> - Appreciates the changes made, especially aligning the windows and Dormers. - Finds the chopped-off porch distracting and suggests extending it across the building for better balance. - Recommends having two second-floor windows on each end of the East and West elevations to reduce the bulkiness. - Appreciates the removal of the second-floor deck and the addition of a porch roof, which helps ground the structure. 				
	Camp- Likes Carrie's idea of combining the sawed-off overhang porch into a hip design and extending it around the corner to add weight and improve aesthetics.				
	Coombs-				
	<ul style="list-style-type: none"> - Appreciates the changes made so far. - Agrees with the idea of extending the porch around the corner for better aesthetics. - Suggests reducing the number of windows on the west elevation dorm room from five to four to avoid a busy look with the door. 				
	Patten-				
	<ul style="list-style-type: none"> - Agrees with the idea of reducing the number of windows on the west elevation dorm room from five to four. - Appreciates the removal of the second-floor balcony. - Would like to see the overhang span the entire East Elevation. 				
	Welch-				
	<ul style="list-style-type: none"> - Agrees with extending the porch roof along the East Elevation (street side). - Suggests sliding the structure down the slope, reducing the elevation from 24 feet to around 20-21 feet, about five feet toward the rear. 				
Motion	Motion to approve through staff; move structure 4'-0" East + West (further back into lot) Extend east porch to corner. (Camp)				
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Patten, Thornewill-aye			Certificate #	HDC2023-05-8519
2.	Family Ties 05-8520	11 Alliance Ave	Garage	39/24.1	Studio PPark
Voting	Welch, Camp, Coombs, Patten, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	James Krapp- Studio PPark				
Public	None				
Concerns	Thornewill-				
	<ul style="list-style-type: none"> - Appreciates the changes made so far. - Suggests alterations for the North elevation: - Recommends adjusting the proportions of the Dormer and second-floor deck. - Proposes a larger second-floor deck and a single door with two windows in the Dormer, with closer spacing between the windows. - Overall aim is to improve proportions and reduce the amount of wall space. 				
	Camp-				
	<ul style="list-style-type: none"> - Concerned that the garage overlaps the front of the house. - Suggests making the garage smaller to allow for a better view of the main house design. 				
	Welch-				
	<ul style="list-style-type: none"> - Supports the Dormer modification. - Suggests considering moving the garage closer to the road to create better separation between the garage and the main house. - If moving the garage is not possible, recommends lowering the second floor by nine inches to reduce the apparent height. - Agrees with Carrie's and others' comments about the shingle-heavy appearance on the Dormer side and suggests revisiting the previous drawing for reference. 				
Motion	Motion to approve through staff; "per exhibit A" Reduce the height of the garage by 9", Adjust the fenestration in the Dormer to feature a single door with flanking windows and reduce the shingle space between them to approximately 8"-9" & add 3' total to the 2nd floor deck. (Thornewill)				
Roll-call Vote	Carried 3-0 // Welch, Patten, Thornewill-aye// Camp, Coombs-nay			Certificate #	HDC2023-05-8520

3. Family Ties **05-8521** 11 Alliance Ave Cabana 39/24.1 Studio PPark
 Voting Welch, Camp, Coombs, Patten, Thornewill
 Alternates Oliver
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **James Krapp- Studio PPark**
 Public None

Concerns **Camp-** Acknowledgment of topographical constraints but questioning the need for four structures on the site.
 Coombs- Suggests a smaller structure.

Thornewill-

- Expressing concerns about the design, which reminds her of a situation on Goose Road.
- Highlighting the need for a pool cabana and questioning how to address this issue while maintaining privacy for the tennis court.

Welch-

- Suggesting lowering the Cabana's overall height or shifting its location.
- Recommending a cross-sectional drawing to illustrate the current proposal and potential changes required.
- Requesting additional perspectives that show the visibility of the Cabana to address concerns.

Motion **Motion to hold for revisions. (Coombs)**

Roll-call Vote Carried 5-0 // Welch, Camp, Coombs, Patten, Thornewill Certificate # **HDC2023-05-8521**

4. Craig Frascatti **06-8709** 2 N. Mill St Roof replacement-wallaba 55.4.4/97 AMPM LLC

Voting Welch, Camp, Coombs, Patten, Paul
 Alternates Oliver, Pohl
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Heather Marrell- AMPC LLC**

Public **Holly Backus-**

- Mentioned the historic significance of the structure, dating back to 1820, and its location in the old historic district.
- Noted discrepancies in the examples provided from Cliff Road, Walsh Street, and Wall Street.
- Emphasized that approving such an alteration for a 200-plus-year-old structure within the old historic district would set a precedent.

Concerns **Holly Backus-**

- Mentioned the historic significance of the structure, dating back to 1820, and its location in the old historic district.
- Noted discrepancies in the examples provided from Cliff Road, Walsh Earl, and Wall Street.
- - Emphasized that approving such an alteration for a 200-plus-year-old structure within the old historic district would set a precedent.

Paul-

- Believes that the proposed wood roof will not be noticeably different from a weathered red cedar roof.
- Finds the design of the structure with its long, low, and sweeping roof planes and shed dormers suitable for a wood roof.
- Expresses favor for the proposal.

Welch-

- Acknowledges that these wood shingles have been used on Nantucket and are weathering well.
- Points out the presence of fire-retardant treatment, which adds to the appropriateness of using wood shingles.
- Indicates an understanding of the hesitation but believes that the shingles are ultimately appropriate.

Motion **Motion to approve. (Coombs)**

Roll-call Vote Carried 4-0 // Welch, Coombs, Patten, Paul-aye// Abstained- Camp Certificate # **HDC2023-06-8709**

5.	Janet Bailey 05-8584	11 Mill st	Hardscape	68/56.1	Mark Godfrey
Voting	Welch, Coombs, Camp, Patten, Paul				
Alternates	Thornewill, Pohl				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Mark Godfrey Mickey Rowland- HSAB-				
Concerns	<ul style="list-style-type: none"> - Covering the slab with natural pea stone would help conceal the concrete. 				
	Holly Backus- <ul style="list-style-type: none"> - For the record Circa 1790 Typical Nantucket Structure - Acknowledges the historical significance of the Macy house for its lack of symmetry. - Appreciates the owner's responsiveness to the commission's discussion about the concrete cover with peach stone. - Supports the use of a type 2 picket fence and finds it historically appropriate. - Raises a question about the placement of the fence at the corner, suggesting that it should mimic the 1895 photo and extend to the Granite curb. - Recommends the inclusion of a simple site plan in the proposal for clarity. 				
Motion	Motion through approve through staff to replicate fence shown in 1895 image. (Coombs)				
Roll-call Vote	Carried 5-0 // Welch, Coombs, Camp, Patten, Paul-aye		Certificate #	HDC2023-05-8584	

6.	Charles Pastore 04-8288	35 Sankaty rd.	Pool & hardscape	49/46.23	Atlantic Landscaping
Voting	Welch, Coombs, Patten, Thornewill, Paul				
Alternates	Pohl, Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing Public	Lindsay Congleton- Atlantic Landscaping None				
Concerns	Holly Backus- <ul style="list-style-type: none"> - The structure in question dates back to 1986 and is considered a non-contributing structure. - Appreciates the revised pool location as more appropriate. - Expresses concern about the absence of an apron as indicated in the existing conditions. Recommends that the presence of the apron be highlighted and indicated on both the site plan and the COA. Emphasizes that the material and dimensions should comply with zoning bylaw 139.20.1. - Suggests attaching a caveat to the approval if the commission chooses to approve the proposal. 				
Motion	Motion to approve through staff; pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application. Apron needs to be modified on plan. (Coombs)				
Roll-call Vote	Carried 5-0 // Welch, Coombs, Patten, Thornewill, Paul-aye		Certificate #	HDC2023-04-8288	

Approved Minutes –	
Amend Previously approved minutes-	June 8, 2023- 10-12 Dave Kim Ln- New Dwelling “Motion to approve through staff with 2 nd floor ganged windows to be spread apart. (Coombs)” Motion to approve previously approved June 8th minutes for 10-12 Davekim Lane. (Coombs)
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> ● Next HDC Meeting- August 8th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM – Hybrid
Potential Items for Discussion-	<ul style="list-style-type: none"> ● Classification of street trees & vegetating mapping ● Discussion of Wind Turbines ● Section 106 – Sunrise Wind Farm Project, Intro (update as needed) ● Review policy of Move/Demo hearings in relation to new dwellings ● Hardscaping ● Discussion of salvaging demos ● Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:00pm. (Coombs)**
 Vote Carried 5-0 // Welch, Coombs, Patten, Thornewill, Paul-aye

Submitted by:

Esmeralda Martinez

YouTube link: <https://www.youtube.com/watch?v=qWuS81GDJ2E&t=6115s>

Nantucket Old Historic District

Sconset Old Historic District

Madaket Old Village

DRAFT