



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

4 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

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

~~ MINUTES ~~

**Tuesday, August 8, 2023**

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

Called to order at 4:04 pm. and announcements by Mrs. Coombs

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

Attending Members: Coombs, Oliver, Thornewill, Patten, Paul

Remote Participants: Thornewill

Absent Members: Welch, Camp

Late Arrivals: Camp (5:13pm), Pohl (4:09pm)

Early Departures:

Adoption of Agenda.

**Motion** Motion to modify agenda & hold new business item #1-5 & 9 (Oliver)

Motion to Approve as drafted. (Oliver)

Vote Roll call Carried 5-0 // Patten, Coombs, Oliver, Paul, Thornewill-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.	Billy Cassidy 8854	26 Easy St	Projecting Sign	42.4.2/23	Laura B.
2.	Town of Nantucket 8856	7 Harborview Wy	Projecting Sign	42.4.2/9	Stacey McEachern
3.	Town of Nantucket 8855	7 Harborview Wy	Menu Board	42.4.2/9	Stacey McEachern

Voting Coombs, Oliver, Thornewill, Patten, Paul

Alternates None

Recused None

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

Representing -

Public -

Concerns -

**Motion** Motion to approve items 1 & 3 per SAC recommendations. (Oliver)

Motion to for a view for SAC review. (Oliver)

Roll-call Vote Carried 5-0 // Thornewill, Camp, Coombs, Patten, Paul-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.	Barry Ang 8841	11 Jonathan Way	Window chng Rev 6759	75/42	LFW
2.	Vivian Johnson	5 Felcon Dr	Move on Garage	80/329	LFW
3.	Rhett & Betty Dupont	18 Nobadeer Ave	Rev Location of Shed	80/22	MCA+
4.	Over Her Over There Trust 8870	82 Polpis Rd	Window change cottage	44 25.6	Gryphon Arch
5.	Over Her Over There Trust 8869	82 Polpis rd.	Window door change main dwell	44 25.6	Gryphon Arch
6.	Meatball Mattini LLC 8897	33 Pocomo RD	MH house replace trim	14/80	NAG
7.	Meatball Mattini LLC 8900	33 Pocomo RD	Garage replace trim	14/80	NAG
8.	Meatball Mattini LLC 8898	33 Pocomo RD	Guest house replace trim	14/80	NAG
9.	Meatball Mattini LLC 8899	33 Pocomo RD	cabana replace trim	14/80	NAG
10.	H German Trustee 8893	10 Sheep Pond	Renew COA 71737	63/277	LINK
11.	NHA 8889	7 Fair St	Rev Windows 8101	42.3.4/71	LFW
12.	14 North Rd LLC 8843	14 North Rd	Main House Rev Add Swing Door	43/83	WAPD
13.	14 North Rd LLC 8845	14 North Rd	Guest House Rev	43/83	WAPD
14.	14 North Rd LLC 8844	14 North Rd	Shed Rev	43/83	WAPD

15. Ashkan Vaziri& Neda Movas <b>8881</b>	9 Woodbury ln	Window move	41/551	Studio PPark
16. Pour La Table LLC <b>8878</b>	54 Skyline Dr	Move studio on lot	79/46	Ed Lemberg
17. HWGC Property LLC <b>8880</b>	7A Sherburne TP	Entry window change	30/112.1	Studio PPark
18. NT Property Owner <b>8890</b>	24 Honeysuckle	New Clubhouse	68/390	LFW
19. Scott & Hilary Anderson <b>8829</b>	282 Madaket Rd	Shed	59.4/68	EMDA
20. LMD Investments <b>8861</b>	140/144 Pleasant St	Patio	55/176.1&2	NAG
21. Jacqueline Welsh <b>07-8827</b>	6 Jonathan Way	Porch Window change	75/46	EMDA
22. Cliff Ack Realty Trust <b>07-8833</b>	96 Cliff Rd	2 <sup>nd</sup> Floor Garage	41/15	EMDA
23. Karen Keelan <b>8874</b>	7 Crestwood Cir	Cabana	76/82	Sandcastle
24. 40 OSR LLC <b>8905</b>	2 Forrest Ave	Multi-use bldg. Rev 7527	69/10	Emeritus
25. Squam Holdings LLC <b>8908</b>	25 Squam Rd	GH relocate Rev 8108	21/5	Botticelli + Pohl
26. Jim & Jane Fong <b>8903</b>	85 Tom Nevers rd.	Driveway fencing	91/14	KMLD

Voting Coombs, Oliver, Thornewill, Patten, Paul

Alternates None

Recused none

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

Representing -

Public -

Concerns -

**Motion Motion to approve consent items. (Oliver)**

Roll-call Vote Carried 5-0 // Thornewill, Camp, Coombs, Patten, Paul-aye

Certificate #

**HDC2023- (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.	PLCSM Corp <b>8872</b>	4 Mayhew Lane	Pool/ Hardscape	92.4/221	Atlantic
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>				
2.	Nonantum 25 LLC <b>8867</b>	25 Nonantum Ave	New Pool	87/153	SMRD
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>				
3.	Naïve Melody LLC <b>8871</b>	3 Tetawkimmo Rd	New Pool & Hardscape	53/30	Atlantic
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>				
4.	Ted Silva <b>8887</b>	14 Harborview Wy	Reduce addition Rev 12-5304	42.4.1/26	LFW
	<ul style="list-style-type: none"> <li>need historic information &amp; indicated on COA, along with updated Elevation Certificate &amp; Firmette Map (with reduction of addition)</li> </ul>				
5.	Blitman Nantucket Nom Trust <b>8859</b>	54 Squam rd	windows	13/32	Jacob Tinkhauser
	<ul style="list-style-type: none"> <li>Requires proposed windows be labeled on i) description/order sheet and ii) on images, so show corresponding label.</li> </ul>				
6.	Karen Keelan <b>8868</b>	7 Crestwood Cir	New Pool	76/82	Sandcastle
	<ul style="list-style-type: none"> <li>pool not to be visible at time of inspection and in perpetuity &amp; pool to have no grade change from existing or as noted on the original application.</li> </ul>				
7.	Robert Sommer <b>07-8846</b>	23 Cornwall St.	Rooftop Solar	71.3.2/365	Cotuit Solar
	<ul style="list-style-type: none"> <li>Due to lack of visibility. vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.</li> </ul>				
8.	Delphine Sourion <b>07-8847</b>	49 Madaquecham V	Rooftop Solar	88/25	Cotuit Solar
	<ul style="list-style-type: none"> <li>Due to lack of visibility. vegetation to be retained, maintained and/or replaced as of time of inspection and thereafter.</li> </ul>				

Voting Coombs, Oliver, Thornewill, Patten, Paul

Alternates None

Recused none

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

Representing -

Public -

Concerns -

**Motion Motion to approve consents with conditions. (Oliver)**

Roll-call Vote Carried 5-0 // Thornewill, Camp, Coombs, Patten, Paul-aye

Certificate #

**HDC2023- (as noted)**

**IV. NEW BUSINESS 08/08/2023**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Ack Mid Island LLC & Ack Offices LLC <b>8888</b>	18/18A/20/22/24/26 Sparks Ave	New Mixed-Use Building	55/231.1/231.2/307/308/30 9/310	LFW
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No action. Held for next week 08/15</b>			
Roll-call Vote			Certificate #	<b>HDC2023-</b>
2. Nantucket Prop Owner LLC <b>8884</b>	18 Honeysuckle	New Dwelling	68/865	LFW
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No action. Held for next week 08/15</b>			
Roll-call Vote			Certificate #	<b>HDC2023-</b>
3. Nantucket Prop Owner LLC <b>8886</b>	18 Honeysuckle	Pool House	68/865	LFW
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No action. Held for next week 08/15</b>			
Roll-call Vote			Certificate #	<b>HDC2023-</b>
4. Nantucket Prop Owner LLC <b>8885</b>	18 Honeysuckle	Garage	68/865	LFW
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No action. Held for next week 08/15</b>			
Roll-call Vote			Certificate #	<b>HDC2023-</b>
5. Nantucket Prop Owner LLC <b>8904</b>	24 Honeysuckle	Pool & hardscape	68/390	KLMD
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No action. Held for next week 08/15</b>			
Roll-call Vote			Certificate #	<b>HDC2023-</b>

6.	Matthew & Marta Judson 8877	143 Orange St	Addition	55/154	Permit +
Voting	-				
Alternates	-				
Recused	-				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	-				
Public	-				
Concerns	Application not opened.				
<b>Motion</b>	<b>No action. Held for next week 08/15</b>				
Roll-call Vote				Certificate #	<b>HDC2023-</b>

7.	Nantucket Boat Basin 8835	29 Commercial WF	Move off/ demo	42.2.4/3	D Patnaude
Voting	Pohl, Coombs, Oliver, Patten, Paul				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Dennis Patnaude</b>				
Public	<b>Mickey Rowland- HSAG</b>				

- Ok for the building being moved as long as it's not demolished.

**Concerns**

- Holly Backus-**
- The Meridian Cottage was built during the late 1960s by Sherman Associates, owned by Walter Beinecke Jr.
  - Walter Beinecke Jr. initiated the redevelopment of the Wharf in 1963, aiming to preserve Nantucket's unique characteristics.
  - A plan was developed to extend Straight Wharf, build a boat basin, and create new streets while removing structures built after 1890.
  - The goal was to provide modern community needs while reflecting the island's characteristics in architecture.
  - Walter Beinecke Jr. received several historic preservation awards for his contributions to Nantucket.
  - The existing Meridian Cottage is an original part of the waterfront revitalization movement, restored by Sherman Associates.
  - It's recommended not to demolish or move the structure but instead raise it in compliance with resilient Nantucket guidelines.
  - Moving the proposed new structure down the wharf would disrupt the historical vernacular from the 1960s.
  - The structure built in 2009 must conform to FEMA standards if it's moved, as it is non-contributing in the historic district.
  - The existing Meridian Cottage is a contributing structure and does not have to meet the full FEMA standards.
  - Adding a non-contributing structure that needs to comply with FEMA standards would create visual inconsistency.
  - Recommends focusing on updating the Meridian Cottage without the need for excessive elevation, given its contributing structure status.
  - The goal is to maintain a cohesive look in flood adaptation and elevation efforts.

- Oliver-**
- appreciates Holly's historical perspective on the matter.
  - supports the idea of moving the building rather than demolishing it.
  - The building is in need of significant repairs and has experienced substantial flooding.
  - asks whether the existing building is exempt from certain regulations and suggests a historic determination might be needed.
  - Suggests creating a streetscape drawing to visualize how the proposed structure will fit in with existing buildings. This drawing would help everyone understand the impact of the new structure in the context of the surrounding area.
  - The goal is to assess how the new addition aligns with the existing streetscape for better planning and aesthetics.

- Paul-**
- Requests more visual documentation of the waterfront, particularly photographs.
  - Notes that the adjacent building appears tall, which could affect the overall scale of the area.
  - Highlights the potential visual impact of relocating the Roland building to this location, especially at a visible corner.

- Coombs-**
- Expresses sadness at the potential removal or relocation of the existing buildings on the dock.
  - Believes the current buildings were carefully designed to fit in with the dock's aesthetics and functionality.
  - Questions about the need to replace them with open space.
  - Not enthusiastic about demolishing or moving the building.

- Pohl-**
- Recommends gathering more information to thoroughly evaluate the proposal.
  - Emphasizes the importance of a "waterscape" visual representation to understand how the new structure will integrate into the context.

**Motion** **Motion to hold for further information and streetscape, updated Elevation Certificate. (Coombs)**  
 Roll-call Vote Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul-aye Certificate # **HDC2023-**

<b>8.</b>	<b>Nantucket Boat Basin 8836</b>	29 Commercial WF	Move on	42.2.4/3	D Patnaude
Voting	Pohl, Coombs, Oliver, Patten, Paul				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Dennis Patnaude</b>				
Public	-				
Concerns	(See above application, both applications were discussed together.)				
<b>Motion</b>	<b>Motion to track - hold for further information and streetscape, updated Elevation Certificate. (Coombs)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul-aye			Certificate #	<b>HDC2023-</b>
<b>9.</b>	<b>Tom Kershaw 8873</b>	121 Washington ex	Deck Windows	55.1.4/14	Val Oliver
Voting	-				
Alternates	-				
Recused	-				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	-				
Public	-				
Concerns	Application not opened.				
<b>Motion</b>	<b>No action. Held for next week 08/15</b>				
Roll-call Vote				Certificate #	<b>HDC2023-</b>
<b>10.</b>	<b>Keegan Hodges 8865</b>	32 Union St	Fence, Gate, Pergola	42.3.2/85	Thornewill Designs
Voting	Pohl, Coombs, Oliver, Paul, Patten				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Carrie Thornewill</b>				
Public	Mickey Rowland- HSAG				
Concerns	<ul style="list-style-type: none"> <li>- Concerns about the proposed rounded-top arbor, suggesting that it might not be in line with the historical character of the 1789 house. They recommended considering a simpler square-top arbor or even no arbor at all.</li> <li>- Mentioned that upon reviewing the plan, they didn't initially understand that the four-foot board fence would be placed behind the existing type 2 picket fence.</li> <li>- Placement of the four-foot board fence facing Union Street to be inappropriate.</li> </ul> <p><b>Holly Backus-</b></p> <ul style="list-style-type: none"> <li>- The house is a William Coffin, built around 1786, and is individually significant, constructed sometime after the American Revolution.</li> <li>- Expressed that the proposed gates and fences seem appropriate within the Old Historic District (OHD).</li> <li>- Questioned about the existing type 2 picket fence painted white in combination with the four-foot natural weathered board fence behind it, considering it an unusual combination. They are curious if this combination is common in the OHD or if there are any precedents for it.</li> <li>- Mentioned the concern of having multiple types of fences on the property, especially considering the topographical changes. They would like to see a more detailed plan to better understand these changes.</li> </ul> <p><b>Paul-</b></p> <ul style="list-style-type: none"> <li>- Suggested the possibility of having a painted fence in the same style as this type 2 fence, particularly at the far end of the bump-out. This fence would be more transparent than a board fence but still painted white. This alternative would avoid terminating the driveway with a fence and instead create a green space before introducing the fence.</li> <li>- Mentioned that the fence could be 48 inches tall and could change in height as it wraps around the property.</li> </ul> <p><b>Coombs-</b></p> <ul style="list-style-type: none"> <li>- Suggested the idea of placing the fence behind the existing structure rather than increasing its height to four feet. She questioned the need for a taller fence in this location.</li> <li>- Proposed keeping the existing fence and simply painting it white while adding the little Gambrel detail on this side of the fence. Diane believes this approach would serve the purpose of privacy without making it overly complicated.</li> <li>- Emphasized the simplicity of this approach, maintaining the fence behind the Gambrel and using a natural weathered fence in the back to blend with the house.</li> </ul> <p><b>Patten-</b></p> <ul style="list-style-type: none"> <li>- Concerns about the board fence positioned behind the picket fence. While she understands the desire for privacy, she questions the necessity of having such a fence in the side yard, suggesting that there may already be sufficient privacy in the backyard.</li> </ul>				
<b>Motion</b>	<b>Motion to hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Oliver, Paul, Patten-aye			Certificate #	<b>HDC2023-</b>

11. Robert Leaf **8864**                      43 Kendrick St                      Pool & Hardscape                      76.4.3/31                      Robert Leaf  
 Voting                      Pohl, Coombs, Oliver, Patten, Paul  
 Alternates                      Thornewill  
 Recused                      None  
 Documentation                      Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing                      **Robert Leaf**  
 Public                      -

- Concerns
- Detailed Photos- propose taking detailed photos of each element in the landscaping plan to submit as part of the next application.
  - Clarity on Fence Types: highlight the different types of fences (e.g., 4-foot and 6-foot) in yellow to make it clearer.
  - Pergola: include pictures of the metal pergola.
  - Labeling Elements: label each element on a blown-up drawing with numbers for clarity.
  - Fire Pit: provide information about the fire pit.
  - High-Resolution Plans: ensure that the plans are high-resolution so they can be zoomed in on and text can be read.

**Motion**                      **Motion to hold for more detailed information. (Oliver)**  
 Roll-call Vote                      Carried 5-0 // Pohl, Coombs, Oliver, Patten, Paul-aye                      Certificate #                      **HDC2023-**

12. Conway Family Trust **8858**                      11 Western Ave                      Move off/ demo Rev 3634                      87/117                      Val Oliver  
 Voting                      Pohl, Coombs, Thornewill, Patten, Paul  
 Alternates                      None  
 Recused                      Oliver  
 Documentation                      Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing                      **Val Oliver**  
 Public                      n/a  
 Concerns                      Holly Backus-

- Emphasizes that Nantucket has a unique situation where even when moving a contributing structure, it retains its contributing status.
- Contributing structures can still apply for a historic tax credit.
- Appreciates the effort made by the owners, despite the long duration of the commission's involvement.

**Motion**                      **Motion to approve as submitted. (Paul)**  
 Roll-call Vote                      Carried 5-0 // Pohl, Coombs, Thornewill, Patten, Paul-aye                      Certificate #                      **HDC2023-**

13. 79 Polpis Rd RE Holdings **07-8837**                      79 Polpis Rd                      New Structure pavilion                      44/23.3                      Reid Yenor  
 Voting                      Pohl, Camp, Coombs, Patten, Paul  
 Alternates                      Oliver, Thornewill  
 Recused                      None  
 Documentation                      Architectural elevation plans, site plan, photos, correspondence, advisory comments.  
 Representing                      **Reid Yenor**  
 Public                      n/a  
 Concerns

- Paul-
- Mentions that the Mason advised using shingles to aid chimney draw through partial enclosure.
  - expresses his approval of the design, considering it a nice counterpoint to the existing house.
  - appreciates how the structure balances out the backyard and mentions that it will be screened.
  - notes that the structure is under 16 feet in height, which is within zoning regulations.
  - emphasizes the benign nature of the structure and its compliance with height limits.
- Camp-
- Suggest calling it a "gazebo with a fireplace" to avoid concerns about safety.
  - appreciates the simplicity of the design and suggests using stone for the chimney.
  - requests to see the site plan for further evaluation.
  - mentions concerns about the proximity to something, possibly an offset, and the impact on the neighborhood.
  - points out that the presence of a fireplace in the gazebo could be a potential issue for neighbors.
- Coombs-
- Mentioned that the other cabana includes a bathroom and food facilities and is of similar size.
  - concerns about the redundancy of this additional cabana.
  - pointed out the presence of four retaining walls at the top, isolating the pool equipment.
  - inquired about the material of these retaining walls and questions their necessity.

**Motion**                      **Hold for more information; see a contour plan, a section through drawings and details about retaining walls and fill. (Camp)**  
 Roll-call Vote                      Carried 5-0 // Pohl, Camp, Coombs, Patten, Paul-aye                      Certificate #                      **HDC2023-**

14. Jim & Cindy Helfrich 8834	37 Fair St	Add Chimney	42.3.2/212	Emeritus
Voting	Pohl, Coombs, Camp, Oliver, Patten			
Alternates	Paul, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing Public	<b>Matt MacEachern- Emeritus</b>			
Concerns	<p>Holly Backus-</p> <ul style="list-style-type: none"> <li>- The structure under discussion is located at 37 Fair Street and is considered individually significant, dating back to circa 1830 in the Greek Revival style.</li> <li>- The original builder, Benjamin E. Robinson, is noted as the father of Charles H. Robinson, who constructed several Nantucket buildings.</li> <li>- The removal of an existing chimney on the two-story rear L, which dated back to approximately 1892-1898, was approved during recent renovations.</li> <li>- Recommends replicating the former chimney in terms of size and scale.</li> </ul> <p>Camp-</p> <ul style="list-style-type: none"> <li>- Emphasizes the historic nature of the structure and suggests placing the chimney at the end.</li> <li>- Recommended that the chimney be smaller than the one on the main mass and not in competition with it.</li> <li>- The goal is to make the chimney look like it was added as part of the kitchen in the rear and to maintain a historic appearance.</li> </ul> <p>Coombs-</p> <ul style="list-style-type: none"> <li>- Suggests that the chimney should have a corbeled top like the main chimney.</li> <li>- It should also be wide enough to be visually appealing but not as wide as the existing main chimney.</li> </ul>			
<b>Motion</b>	<b>Motion to approve through staff with the corbeling to be more traditional than what was presented at the meeting. (Oliver.)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Camp, Oliver, Patten-aye		Certificate #	<b>HDC2023-</b>
15. Katherine Potter 8866	14 Berkley St	Addition	76.1.3/233	JN Design
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No action. Held for next week 08/15</b>			
Roll-call Vote			Certificate #	<b>HDC2023-</b>

16.	28 Main St Realty Trust <b>8862</b>	28 Main St (Sias)	Window clapboard replacement	73.3.1/47	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Paul				
Alternates	Patten, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Matt MacEachern- Emeritus</b>				
Public	Sconset Advisory Group- <ul style="list-style-type: none"> <li>- A survey prepared by Marsha Fader and Betsy Tyler highlights that the windows are an integral part of the original architectural details of the structure.</li> <li>- It emphasizes that the historic windows and collaterals should be preserved and restored if needed.</li> <li>- notes that from many photos, the windows appear to be in pristine condition.</li> <li>- Echoes these sentiments, supporting the preservation and potential restoration of the historic windows and collaterals.</li> </ul>				
Concerns	Holly Backus- <ul style="list-style-type: none"> <li>- The structure under discussion is a circa 1837 individually significant Greek Revival summer cottage known as "The Villa Jerome" or the "Frederick Mitchell house."</li> <li>- notes that an addition and renovations were approved in 2020 and 2021.</li> <li>- A window survey was received, and the windows are described as looking good.</li> <li>- There is a request for the replacement of 14 windows, and the replacement of collaterals is deemed acceptable.</li> <li>- Concerns are raised regarding the photos not showing the need for window replacements on this significant dwelling.</li> <li>- points out that only the front windows were not touched due to previous approvals for additions and fenestration changes.</li> <li>- Emphasis is placed on the importance of repairing and salvaging historic windows rather than replacing them.</li> <li>- suggestion is made to repair windows based on their age and condition rather than automatically replacing them with new ones.</li> </ul> Comments & concerns from sitting board- Pohl, Camp, Coombs, Oliver & Paul <ul style="list-style-type: none"> <li>- Questions are raised about the possibility of milling such thin sash to match the original windows.</li> <li>- Clarification is sought regarding whether the request is to replace both the sash and the jams or just the sash.</li> <li>- It is suggested that due to the absence of tracks and the draftiness of the windows, replacing the whole assembly, including casings, may be necessary.</li> <li>- Concerns are voiced about eroding the historic nature of the structure if extensive window replacement occurs.</li> <li>- The condition of the windows is noted to be surprisingly good in the provided photographs.</li> <li>- There is a suggestion to consider storm windows for improved insulation without compromising the historic appearance.</li> <li>- The age of the structure is mentioned as 1835, and it is observed that the front windows look relatively new compared to the others.</li> <li>- The board believes that the good condition of the windows suggests that they should be repairable.</li> <li>- The board expresses agreement with the sentiment that the windows appear to be in excellent condition and should be preserved.</li> <li>- Suggestions on discussing the matter further with the client and contractor to explore strategies for improving the windows' airtightness without wholesale replacement.</li> </ul>				
<b>Motion</b>	<b>Motion to hold for further information and revisions. (Camp)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Paul-aye			Certificate #	<b>HDC2023-</b>



17. Richard Farrell Trust <b>8849</b>		12 Gay St	Rev add screens	42.3.4/13	Normand Residential
Voting	Pohl, Camp, Coombs, Camp, Patten				
Alternates	Paul, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	<b>Ben Normand</b>				
Public	HSAG- Mickey Rowland				
	<ul style="list-style-type: none"> <li>- There were no concerns expressed about the concept of screening on the porch.</li> <li>- It was noted that there might be examples of screened-in porches on this style of architecture.</li> <li>- suggests reducing the width of the center screen mullion by making it three screen panels instead of six.</li> <li>- To maintain the integrity of the screening, the center part of the panel may still be needed as a supporting element.</li> <li>- The goal is to reduce the porch's verticality to some degree.</li> </ul>				
Concerns	<p>Holly Backus-</p> <ul style="list-style-type: none"> <li>- The structure is the Atlantic Silk Company, dating back to circa 1835-1836, and is individually significant.</li> <li>- seeks information regarding any precedent for screening and paneling a porch on a Greek Revival structure from this era.</li> <li>- There is a question about the removal of the exterior stairs and how access to the structure will be handled.</li> <li>- A discrepancy is noted between the removal of the stair and its presence on the site and floor plans, suggesting that revisions may be needed if the commission approves the change.</li> </ul> <p>Oliver-</p> <ul style="list-style-type: none"> <li>- Suggests considering shingling the panel below the porch, as it appears unusual.</li> <li>- Offers a couple of alternatives: adding a screen panel behind the balusters to maintain the appearance of a balustrade rail or having vertical boards as an infill without penalizing them.</li> <li>- Notes that there are numerous screened-in porches in the neighborhood, particularly on Hussey Street and Quince Street, with different ways of handling the panel.</li> <li>- Mentions of not having submitted photos of similar porches in the area.</li> <li>- Expresses a need for visual reference, as the design appears foreign to her.</li> </ul> <p>Camp-</p> <ul style="list-style-type: none"> <li>- Agreement on painting the entire addition white and using a V-groove underneath the screens.</li> <li>- Concerns are expressed about the verticality of the screen divider and the desire to reduce obstruction when looking through.</li> <li>- The suggestion is made to consider using windows instead of screens, especially for the four original windows on the first floor, for a classier look.</li> </ul> <p>Patten- Would like to see one large screen, instead of the divided.</p> <p>Coombs-</p> <ul style="list-style-type: none"> <li>- In agreement with Abby's suggestion to paint the addition white.</li> <li>- The importance of being able to see the old original windows is emphasized.</li> <li>- While the blue color is liked, it is considered that white would be better for this specific location.</li> </ul> <p>Pohl-</p> <ul style="list-style-type: none"> <li>- The vertically formatted panels are not favored, with a view that they are visually intrusive.</li> <li>- Suggests finding a better and lighter solution for the panels.</li> <li>- Expresses a desire to see photos of the other building on Quince Street that is being referred to.</li> </ul>				
<b>Motion</b>	<b>Motion to hold for revisions and more information. (Oliver)</b>				
Roll-call Vote	Carried 5-0 // Pohl, Camp, Coombs, Oliver, Patten-aye			Certificate #	<b>HDC2023-</b>

18. Richard Farrell Trust <b>8848</b>	12 Gay St	New Parking Spot	42.3.4/13	Normand Residential
Voting	Pohl, Camp, Coombs, Camp, Patten			
Alternates	Paul, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Ben Normand</b>			
Public	HSAG- Mickey Rowland- no concerns			
Concerns	Holly Backus- <ul style="list-style-type: none"> <li>- The site plan lacks clarity regarding the size, bond, and dimensions of the brick parking spot and driveway.</li> <li>- Compliance with zoning regulations (By law 139-20.1) regarding the location and dimensions of the driveway is required.</li> <li>- While brick is appropriate for the driveway, the size and width of the full brick parking spot appear excessive.</li> <li>- Detailed site plans with dimensions are requested, particularly in this uptown area where driveways are often narrow.</li> <li>- The request specifies that the brick should match the sidewalk and be in running bond pattern.</li> <li>- The existing granite curb should be used for the corner round, and any surplus must be provided to DPW for encroachment application.</li> <li>- The existing sidewalk is described as perpendicular running bond to Westminster Street, and the running bond of the parking should be parallel with the driveway width and minimized in size.</li> </ul> Camp- simple brick running bond is fine.			
<b>Motion</b>	<b>Motion to approve through staff with the brick running in accordance with Holly's suggestion, brick to go perpendicular to Westminster St. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Camp, Coombs, Oliver, Patten-aye		Certificate #	<b>HDC2023-</b>
19. Fairgrounds Properties <b>8876</b>	71 Fairgrounds Rd	Fenestration chng rev 05-0539	67/693	Normand Residential
Voting	Pohl, Camp, Coombs, Oliver, Paul			
Alternates	Patten, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Ben Normand</b>			
Public	None			
Concerns	None			
<b>Motion</b>	<b>Motion to approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Camp, Coombs, Oliver, Paul-aye		Certificate #	<b>HDC2023-</b>
20. Jason & Jenn Mendelson <b>8879</b>	69 Monomoy rd.	Window color change	43/102	Studio PPArk
Voting	Pohl, Coombs, Camp, Oliver, Patten			
Alternates	Paul, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>James Krapp- Studio PPArk</b>			
Public	None			
Concerns	HDC comments from sitting board- <ul style="list-style-type: none"> <li>- The building in question is currently in the permitting stage and not yet constructed.</li> <li>- The applicant mentioned that there are similar window types in the Monomoy area but did not provide photos.</li> <li>- The applicant offered examples of similar black sash windows at 68 Monomoy and two doors down.</li> <li>- Some board members expressed concern about introducing black sash windows into the neighborhood, feeling it might disrupt the traditional streetscape.</li> <li>- Others noted that there are existing buildings with black sash windows in the area, suggesting some precedent.</li> <li>- A suggestion was made to conduct a view of the area to better assess the impact of the proposed change.</li> <li>- The board is open to a view and additional information provided by the applicant to make an informed decision.</li> </ul>			
<b>Motion</b>	<b>Hold for a view &amp; additional evidence. (Oliver)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Coombs, Camp, Oliver, Patten-aye		Certificate #	<b>HDC2023-</b>

<b>21. Hoehn-Saric 8883</b>	<b>34 Easton St</b>	<b>Deck/Door</b>	<b>42.1.4/18</b>	<b>CWA</b>
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No action. Held for next week 08/15</b>			
Roll-call Vote			Certificate #	<b>HDC2023-</b>
<b>22. 450 Green Park LLC 8882</b>	<b>2 Stone Alley</b>	<b>Rev Fenestration</b>	<b>42.3.1/102</b>	<b>Emeritus</b>
Voting	-			
Alternates	-			
Recused	-			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	-			
Public	-			
Concerns	Application not opened.			
<b>Motion</b>	<b>No action. Held for next week 08/15</b>			
Roll-call Vote			Certificate #	<b>HDC2023-</b>
<b>23. Carolyn M Higgins Rev Trust 8907</b>	<b>6 Fair St</b>	<b>Renovation</b>	<b>42.3.1/151</b>	<b>Botticelli + Pohl</b>
Voting	Camp, Coombs, Oliver, Thornewill, Paul			
Alternates	Patten			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Lisa Botticelli- Botticelli + Pohl</b>			
Public	HSAG- Mickey Rowland-			
	<ul style="list-style-type: none"> <li>- A suggestion is made to add a balustered front porch railing across the front, as it looks stark without any railing, which is common in town.</li> <li>- Keeping the six-over-one windows is recommended, as it feels more appropriate for the building.</li> <li>- Another idea is to adjust the pitch of the front porch roof slightly and spread out the roof section to match the windows, creating a better visual balance.</li> </ul>			
Concerns				
Holly Backus-	<ul style="list-style-type: none"> <li>- The building in question is a Circa 1930-1934 Bungalow known as the Francis Edward and Lizzie Hiller Chadwick Folger house.</li> <li>- There have been no known changes to the house except for a roof change to asphalt.</li> <li>- The HDC appreciates the new owners proposing renovations instead of demolition.</li> <li>- The architectural description of the structure is emphasized to highlight its contributing status.</li> <li>- The house is described as a west-facing, one-and-a-half-story, three-bay symmetrical wood frame bungalow with specific architectural features.</li> <li>- The fenestration consists of double-hung six-over-one wood sash windows set within plank frames.</li> <li>- The proposed changes include retaining the front hip roof porch and the porch pitch, but it's noted that the two-over-one windows are not appropriate.</li> <li>- Concerns are raised about the proposed second-floor deck and French doors on the rear East elevation, which will be visible from Orange Street. A 12-light door with a kick panel is suggested instead.</li> <li>- The North Gable is considered appropriate as is.</li> <li>- The South elevation with the three shed dormers is seen as overwhelming, although it's acknowledged that this elevation is not highly visible.</li> <li>- The existing floor plans were not included in the package, and their inclusion, especially regarding the existing bump-out, is suggested for reference.</li> <li>- The existing windows with plank frames and six-over-one configuration should be retained.</li> <li>- The HDC appreciates the proposed new dormers with a historically appropriate 5/12 roof pitch.</li> <li>- The front stoop and door placement should match the existing configuration.</li> <li>- Overall, the HDC is pleased to see the structure being renovated and preserved, with comments noted for consideration.</li> </ul>			
Thornewill-	<ul style="list-style-type: none"> <li>- There's agreement with Mickey's suggestion about adding a railing to the porch to provide a focal point and balance.</li> <li>- Centering the door with the railing in the center entry to the porch is seen as a way to maintain symmetry.</li> <li>- Support for keeping the six-over-one windows is expressed.</li> <li>- There's agreement with the idea of adjusting the pitch of the front porch roof slightly and spreading out the roof section to match the windows for better balance.</li> </ul>			

- A desire to see the significant element in the original house, specifically the piece on the south elevation, brought back if possible, although it may not be highly visible.
- Overall appreciation for the renovation and preservation of the building.

Paul-

- Support for the overall restoration and renovation of the building.
- No issues with the Dormers and window style, but consideration should be given to returning to six-over-one windows based on the historic context.
- Suggestion to have the bay roof intersect with the main gable roof for better integration.
- The front entrance bay could benefit from half walls wrapping around to absorb the columns and center the stair, possibly with four posts instead of two.
- Support for Mickey's suggestion to add a porch railing for visual balance.
- Positive feedback on the inclusion of rafter tails on the Dormers and the second-floor deck, which may be visible from Orange Street but not a major concern.

Coombs-

- Suggestion to keep the six-over-one windows.
- Agreement with Mickey's suggestions for a front porch railing and consideration for the center entry to the porch.
- Uncertain about the number of windows on the west elevation, open to other opinions.
- Concerns about the visibility of the French doors and deck from Orange Street but open to other opinions.
- Not entirely convinced the French doors fit the historic context.
- Not particularly in favor of the French doors and deck on the east elevation.
- Believes the building's setting makes it unlikely to be highly visible from certain angles.

Oliver-

- Agrees with previous comments about adding a front porch railing.
- Suggests reducing the number of doors on the east side, especially on the second floor, to better match the six-over-one windows.
- Recommends using doors with a lot of glass and a 12-light pattern with a kick panel.
- Questions the choice of the front door and suggests using a 12-light over one pattern for the front door.

Camp-

- Supports the design of the Dormers and finds them charming.
- Suggests keeping two windows on the east end and shingling in the balustrade instead of using spindles to make it appear as six-over-one windows.
- Likes the idea of adding a shingle rail across the front to give it more of a bungalow style.

**Motion**

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

Roll-call Vote Carried 5-0 // Camp, Coombs, Oliver, Thornewill, Paul-aye Certificate # **HDC2023-**

24. 8 Walbang Nom Trust **8894** 8 Walbang Color change rev 07-6599 82/146 Botticelli + Pohl

Voting Camp, Coombs, Oliver, Thornewill, Paul

Alternates Patten

Recused Pohl

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

Representing **Lisa Botticelli**

Public -

Concerns -

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

Roll-call Vote Carried 5-0 // Camp, Coombs, Oliver, Thornewill, Paul Certificate # **HDC2023-**

25. Christopher Hurd <b>8906</b>	25 E Lincoln Ave	Reduce porch size rev	42.4.1/2	EMDA
Voting	Pohl, Camp, Coombs, Oliver, Patten			
Alternates	Paul, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Ethan McMorrow</b>			
Public	HSAG- no concerns			
Concerns	Holly Backus- <ul style="list-style-type: none"> <li>- Draft form b exists for this 1949 -1950 Cottage.</li> <li>- Understands the reason for changing the size of the covered porch.</li> <li>- Noted the odd positioning of the existing exterior chimney and its character-defining feature.</li> <li>- Curious about the color of the brick (natural).</li> <li>- Overall, no major concerns with the proposed changes.</li> </ul> HDC Board Sitting comments- The HDC board comments on the proposed changes to the chimney are as follows: <ul style="list-style-type: none"> <li>- Approval for changing the size of the covered porch.</li> <li>- Suggested painting the brick chimney white instead of leaving it natural.</li> <li>- Noted that the existing chimney has an odd positioning and is a character-defining feature.</li> <li>- Agreed on painting it white.</li> <li>- Some discussion about the previous approval of steps and gutters.</li> </ul>			
<b>Motion</b>	<b>Motion to approve though staff to be painted white chimney. (Coombs)</b>			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye		Certificate #	<b>HDC2023-</b>

26. Carl Nielsen <b>8902</b>	2 Cabot Lane	Addition	30/254	EMDA
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	<b>Ethan McMorrow</b>			
Public	HSAG- Mickey Rowland			
Concerns	Holly Backus- <ul style="list-style-type: none"> <li>- There is an awkward addition on the one-story structure.</li> <li>- The addition will mostly be obscured by the house in front of it.</li> <li>- The porch extends too far and should be reduced by a few feet to better match the building's scale.</li> <li>- Suggestion to change the porch roof from a shed roof to a hip porch roof to create a lower eave line facing the street.</li> <li>- The change would eliminate the awkward triangular addition to the main front wall.</li> <li>- A preference for keeping the 6/6 windows to preserve the property's original charm.</li> </ul>			
Concerns	Holly Backus- <ul style="list-style-type: none"> <li>- 2 Cabot Lane was subdivided a couple of years ago, resulting in the creation of 4 Cabot Lane.</li> <li>- The subdivision was approved for adding a basement under different ownership.</li> <li>- The property includes the 1888 Victorian house known as the Harriet Swain house and a cottage at the back.</li> <li>- The property was previously owned by Deacon Susan Phillips from St. Paul's Church.</li> <li>- Both Four Cabot Lane and Two Cabot Lane were used as seasonal cottages for rent.</li> <li>- The cottage structure was built around 1971 and was listed as the rear cottage for taxation in 1973.</li> <li>- While adding a basement to the cottage makes sense, a two-story addition is not considered appropriate.</li> <li>- Historically, the cottage had two over two windows, and changing it to six over six is not deemed suitable.</li> <li>- The addition to the cottage is perceived as odd, with a second-story balcony and dormers.</li> <li>- A streetscape view may be needed to assess how the two-story addition fits into the context of neighboring structures.</li> <li>- The cottages should maintain their historical feel, even with separate ownership.</li> </ul>			
Concerns	Camp- <ul style="list-style-type: none"> <li>- The design appears awkward and deviates from the original simple shed style.</li> <li>- The transition from a shed to a two-story structure is too dramatic.</li> <li>- The two-story portion on the far left with the jutting-out porch is particularly awkward.</li> <li>- There is a lack of coherence and relationship between the two massings.</li> <li>- Would like to see a design that aligns better with the architectural style of surrounding houses in the area.</li> </ul>			
Concerns	Coombs- <ul style="list-style-type: none"> <li>- Believes that the buildings should not be converted into two-story or story-and-a-half structures.</li> <li>- Suggests that the buildings should remain the same, with six over six windows.</li> <li>- Emphasizes that the property at Two Cabot Lane should retain its current size and character.</li> <li>- Considers Cabot Lane to be a unique and distinctive area, and she feels that smaller, one-story buildings are more in keeping with the neighborhood.</li> <li>- Not in favor of any additions to the property exceeding one story, to maintain simplicity in the area.</li> </ul>			

Oliver-

- Main concern is with the porch section of the building, as it appears to be the source of her unease.
- Acknowledges that without the porch or if the porch were integrated differently, the building would resemble many old houses, especially if it retains the six over six windows.
- Not necessarily suggesting the removal of the porch but rather a different integration or design approach.

Thornewill-

- agrees with Val's perspective that removing the porch could improve the building's appearance.
- Without the porch, the building takes on a quaint "Railway Cottage" aesthetic.
- Notes that the uniqueness or "funky" aspect of the building may stem from the unusual proportions, specifically the taller mass being shorter than the longer, lower mass.
- Suggests that removing the porch and extending the second floor could help normalize the proportions.
- Recommends reconsidering the placement of dormers and windows to create a more balanced look.
- Personally finds the building charming as it is but believes that removing the porch is essential, as it currently overwhelms the smaller structure.
- Expresses support for retaining six over six windows.

Pohl-

- Points out that the building has an issue with its proportions, as the taller mass is also the narrower mass.
- Suggests a solution that would require a special permit from the Zoning Board of Appeals (ZBA).
- Recommends building on top of the existing shed, which was built in 1971. This would avoid ground coverage issues and create a wider volume for a better-proportioned roof.
- By building up on the shed, the larger element would be behind the front part of the building, creating a lower single-story or story-and-a-half section in between.
- Emphasizes that the success of the design could be improved by this approach, especially considering that the existing shed is not a historic structure.
- Suggests going upward to maximize space on the second floor while achieving better proportions.
- Highlights the importance of achieving better width-to-height ratios in the design.

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

Roll-call Vote              Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten-aye

Certificate #              **HDC2023-**

Approved Minutes –	
Review Minutes -	July 11, 2023.
Other Business -	<ul style="list-style-type: none"> <li>• <b>Discussion of Previously Approved Best Practices.</b></li> <li>• <b>Next HDC Meeting- August 15<sup>th</sup> at 4pm *HYBRID &amp; IN-PERSON @ 4 FAIRGROUNDS RD. - COMMUNITY RM – Hybrid</b></li> </ul>
<b>Potential Items for Discussion-</b>	<ul style="list-style-type: none"> <li>• Classification of street trees &amp; vegetating mapping</li> <li>• Discussion of Wind Turbines</li> <li>• Section 106 – Sunrise Wind Farm Project, Intro (update as needed)</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demos</li> <li>• Discussion of options for house moves</li> </ul>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion                      **Motion to Adjourn at 7:48pm. (Coombs)**

Vote                          Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye

Submitted by:

Esmeralda Martinez

YouTube link: <https://youtu.be/xwRY7Q3oFYs>