



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra

~~ MINUTES ~~

Tuesday, August 18, 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 4:34 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
 Absent Members: McLaughlin, Dutra
 Late Arrivals: Oliver, 4:49 p.m.
 Early Departures: Oliver, 9:31 p.m.

Motion **Motion to Approve the Agenda as amended. (Coombs)**
 Roll-call Vote Carried 4-0//Welch, Camp, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cynthia Houlihan 08-1493	61 Boulevarde	Garage move to 62 Boulevarde	79/18	Botticelli & Pohl
2. Anne Rose 07-1399	62 Boulevarde	Garage move from 61 Boulevarde	79/211	Botticelli & Pohl
3. Cynthia Houlihan 08-1489	61 Boulevarde	Rev.12-0280: porch/otd shr/wndw	79/18	Val Oliver
4. Drake R.E., LLC 08-1476	21 Ahab Drive	Rev.72462: wind/door	82/97	Val Oliver
5. Sally Siebold 08-1519	194 Cliff Road	Addition	40/25.3	Val Oliver
6. Peter & Hadley Michalowski 08-1513	34 Dukes Road	Pool shed	56/187	Emeritus
7. William Kopper 08-1484	33 Meadow View Drive	Roof – garage	56/130	Linda Williams
8. William Kopper 08-1478	33 Meadow View Drive	Roof – main house	56/130	Linda Williams
9. 28 Polpis Trust 08-1474	28 Polpis Road	Pool Rev 73133; enlrg pool	54/250	Linda Williams
10. 28 Polpis Trust 08-1475	28 Polpis Road	Pool Rev 73133B; enlg pool	54/250	Linda Williams
11. Donald Dimock 08-1490	59 Bartlett Road	Garage door revisions	66-100.1	Linda Williams
12. Ryan Fitch 08-1507	22 Boulevarde	Shed	80/327	Normand Residential
13. Cliff Lane, LLC 08-1468	81 Cliff Lane	Shed	30/165	BPC
14. Rosa Rugosa Cot, LLC 08-1458	35 Jefferson Avenue	Renew COA 68654	30/122	Self
15. Rosa Rugosa Cot, LLC 08-1456	35 Jefferson Avenue	Renew COA 68785	30/122	Self
16. Peter Parent 08-1525	5 Skyline Drive	New cottage	79/137	Self
17. Laundro ACK, LLC 08-1441	4 Hanabea Lane	Rev. 03-0854: drvwy	60/15	Emeritus
18. Pierre Villemejeane 08-1523	18 Gladlands Avenue	Rev. 01-0521: re-site gazebo	80/221	Emeritus
19. Henry Harding 08-1467	21 Meadow View Drive	Shed	56/282	Structures Unlimited
20. Nantucket Dreamland 08-1496	1 Sandplain Drive	Shed	68/341	Structures Unlimited
21. Derrymore Inv, LLC 08-1470	12 Derrymore Lane	Driveway/fence/pergola	41-241	Ahern
22. Laura Ubaldino 08-1504	24 Trotters Lane	Driveway gravel	67/147	Thornewill Design
23. Todd & Susan Cooper 08-1494	5 Hollister Road	New deck, window/door rev	92.4/263	Shelter 7 LLC
24. Peter Riehl & Allison Horne 08-1505	132 Miacomet Road	Rev. 73254: wind/door chg	81/6.5	BPC
25. Toscana Corp. 08-1497	19 Arrowhead Drive	Door & window changes	69/10.2	M. Cutone Architecture
26. Town of Nantucket 08-1502	95 Goldfinch Drive	Roof change	68/581	David Gray

Voting Coombs (acting chair), Camp, Welch

Alternates None

Recused Pohl

Documentation None

Representing None

Public None

Concerns No concerns

Motion **Motion to Approve. (Welch)**

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. N. Field & M. Schulder 08-1439	33 Nonantum Avenue	Pool	87/49	Normand Residential
• Pool must not be visible at time of inspection and in perpetuity				
2. Cliff Lane, LLC 08-1466	81 Cliff Lane	Pool	30/165	BPC
• Pool must not be visible at time of inspection and in perpetuity				
3. Lianne B Swain 08-1516	7 Tetawkimmo Drive	Pool	53/32	JB Studio
• Pool must not be visible at time of inspection and in perpetuity				
4. Timothy Madden 08-1520	12 Margaret's Way	Rev. 07-1431: add window	20/9	Self
• Due to lack of visibility				
5. Mark Tercek 08-1506	30 Burnell Street	Solar ground array	73/2.3	ACK Smart
• Due to lack of visibility and not to be visible at time of inspection and in perpetuity.				
6. Caleb Cressman 08-1501	15 Margaret's Way	Solar tracker	20/64	ACK Smart
• Due to lack of visibility and not to be visible at time of inspection and in perpetuity.				
7. Craig & Jocelyn Beni 08-1518	5 Tom Nevers	Pool	71/22	Shelter 7 LLC
• Pool must not be visible at time of inspection and in perpetuity				
Voting	Pohl, Coombs, Camp, Welch			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and manufacturer spread sheet.			
Representing	Tim Carruthers, ACK Smart for Items 5 & 6			
Public	None			
Concerns	Welch – Asked for clarification on Item 6 the Solar Tracker and that conditions for Item 5, Solar ground array, and Item 6 be changed to include the caveat of screening in perpetuity. Carruthers – Contends the tracker won't be visible from anywhere; when vertical it's 20-feet tall. Camp – Regarding Item 6, she does believe it will be really hard to see the tracker. Regarding Item 5, okay with it.			
Motion	Motion to Approve per noted conditions as modified for Items 5 & 6 with solar panels not to be visible at time of inspection or thereafter. (Welch)			
Roll-call Vote	Carried 4-0//Coombs, Camp, Welch, and Pohl-aye		Certificate #	HDC2020-08-(as noted)

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Island Gas, LLC 08-1442	11 Industry Road	Fence sign	69/295	David McDougall
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 as submitted			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Welch, Oliver, Coombs, Pohl-aye		Certificate #	HDC2020-08-1442
2. 8 Hanabea Lane, LLC 08-1443	10 Hanabea Lane	Wall sign	69/257	Sign Here Nantucket
3. 10 Hanabea Lane, LLC 08-1444	8 Hanabea Lane	Wall sign	69/256	Sign Here Nantucket
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 – This was held for representation.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, Welch, Oliver, Coombs, and Pohl-aye		Certificate #	

V. OLD BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Eliza Silva 07-1320	16 Helen's Drive	Pool & hardscape	66-53	Self
Voting	Pohl, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Eliza Silva, owners			
Public	None			
Concerns (4:58)	Welch – We viewed this, but it wasn't carried over with the house; he had motioned it come up today to dispense with it, subject to the visibility caveat added to the motion.			
Motion	Motion to Approve as submitted; must not be visible at time of inspection and in perpetuity. (Oliver)			
Roll-call Vote	Carried 4-0//Oliver, Camp, Welch, and Pohl-aye		Certificate #	HDC2020-07-1320

VI. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Anne Rose 08-1492	62 Boulevarde	Cttg move from 61 Boulevarde	79/211	Botticelli & Pohl
	** not anticipated by Acting Chair within 48 hours**			
Voting	Coombs (acting chair), Camp, Welch			
Alternates	None			
Recused	Pohl, Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:00)	Botticelli – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Roll-call Vote	Carried 3-0//Camp, Welch, and Coombs-aye		Certificate #	HDC2020-08-1492
2. Richard & Deb Hohlt 07-1433	121 Madaket Road	Rev. 72983: roof walk	40/60.1	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (time)	Botticelli – Asked this be held without opening for a 5-person board. Not opened at this time.			
Motion	Motion to Hold for next old business at applicant's request. (Camp)			
Roll-call Vote	Carried 3-0//Welch, Camp, and Coombs-aye		Certificate #	
3. Eileen Mandell 07-1401	15 Austin Locke Way	New foundation and addition	82/55	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 (5:05)	Botticelli – Presented project. Camp – Asked if instead of skylights they could use dormers. Oliver – Thinks it's simpler to not change the roof system by putting in dormers; north elevation the skylights are bisected by the chimney and gable. She supports this as submitted. Welch – The skylight is less obvious; a dormer that high would draw attention. East elevation, the chimney change is beneficial; the 2 nd -floor French doors/window trim configuration could be picked up on the south elevation flanking windows. Coombs – She'd like the 5 ganged windows on the south elevation broken up into two sets of two. We have a rule of 1 skylight per roof plane; north elevation, the existing is in the upper 3 rd of the roof where there aren't a lot of trees to screen; suggested only one.			
Motion	Motion to Approve through staff with the south elevation 2nd-floor flanking windows separated by thicker trim. (Oliver)			
Roll-call Vote	Carried 3-1//Coombs-nay; Oliver, Camp, and Welch-aye		Certificate #	HDC2020-07-1401

4. Mark Wendling **07-1397** 4 John Adams Lane Pool, spa, patio, & fence 30/628 Botticelli & Pohl
 Voting Coombs (acting chair), Camp, Oliver, Welch
 Alternates None
 Recused Pohl
 Documentation Landscape design plans, site plan, and photos.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns (5:19) **Botticelli** – Presented project; believes it will not be visible; 18X40 pool.
Oliver – This property is down a long, shared driveway.
 No concerns.
 Motion **Motion to Approve as submitted. (Welch)**
 Roll-call Vote Carried 4-0//Camp, Oliver, Welch, and Coombs-aye Certificate # **HDC2020-07-1397**
5. Mark Wendling **07-1396** 4 John Adams Lane Hardscaping – paving & walls 30/628 Botticelli & Pohl
 Voting Coombs (acting chair), Camp, Oliver, Welch
 Alternates None
 Recused Pohl
 Documentation Landscape design plans, site plan, and photos.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns (5:19) **Botticelli** – Presented project; believes it will not be visible.
Welch – Clarified the material for the retaining walls. Asked if it’s fixed-cut veneer. No concerns.
Oliver – No concerns.
Camp – She doesn’t want the wall to look like stone stuck into concrete.
 Motion **Motion to Approve as submitted. (Oliver)**
 Roll-call Vote Carried 4-0//Camp, Welch, Oliver, and Coombs-aye Certificate # **HDC2020-07-1396**
6. Mark Wendling **07-1395** 4 John Adams Lane Cabana 30/628 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 (5:28) **Botticelli** – Presented project; there are going to be design changes and she wants to prove it will not be visible.
Oliver – No concerns; hopes it can’t be seen because she doesn’t see the need for dormers on an open structure. She would prefer shingle siding.
Welch – Agrees with Ms. Oliver.
Camp – Agrees with what’s been said. Asked about the siding. If she knew this related right to the main house; she’d be more comfortable with the details.
Coombs – Doesn’t like the dormers; agrees about it being shingled.
 Motion **Motion to Hold for revisions. (Welch)**
 Roll-call Vote Carried 4-0//Camp, Oliver, Welch, and Coombs-aye Certificate #

7.	60 Walsh St LLC 08-1512	60 Walsh Street	New barn/gym	29/85.2	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (5:32)	<p>Botticelli – Presented project; batten board will be natural to weather. Would prefer an approval without the cupola and with siding to be shingled until it’s all framed in. Suggested a barn door over the garage door.</p> <p>Backus – Read HSAB comments: white vertical batten boards, overhead garage door, rear deck, large panes, sliding doors; recommend a view.</p> <p>Camp – There are no barns down there and the cupola is inappropriate; should be shingled versus batten; likes the innovative windows.</p> <p>Welch – Agrees with comments and may agree with Ms. Camp’s comment about the cupola. Suggested the cupola and wall finishes could be reviewed after, if the application is approved without those and without prejudice; wait on those until everything is framed in or we could view it; regarding a view, it could be hard to know how these will look without the structure in place. If the cupola is going to be retained in the application at this point a view would be helpful. Although the structure touches the side yard setback, it addresses it at an oblique angle.</p> <p>Oliver – Her concern is visibility from Brant Point Road; from Walsh, it’s behind another building. Agrees with what’s been said about the cupola, siding and garage doors.</p> <p>Coombs – Agrees about the siding and cupola. Looking at the site plan, the barn and the buildings are right on the front, side, and rear set-back lines. She’d like to view this with a height pole for the barn.</p>				
Motion	Motion to View with a height pole and hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Oliver, Welch, Camp, and Coombs-aye			Certificate #	
8.	John Hernandez 08-1465	328 Madaket Road	As-Built fine; shed	60/103	Self
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	None				
Public	None				
Concerns (5:50)	<p>Flynn – This was put up without approval. There are no open permits.</p> <p>Welch – He looked at this; the shed is handsome. Thinks the fine would be applicable and we can dispense with it. Consensus concurs with Mr. Welch.</p>				
Motion	Motion to Approve through staff with payment of the as-built fine. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Welch, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2020-08-1465
9.	Jon Schoudel 08-1477	13 Union Street	Change driveway to brick	42.3.2/16	Self
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Jon Schoudel, owner				
Public	None				
Concerns (5:54)	<p>Backus – Read HSAB comments: herringbone not consistent, too much hardscaping, minimize brick. Staff comments: amount of brick; the driveway surface meets zoning bylaw; entire parking area shouldn’t be herringbone.</p> <p>Schoudel – Presented project; open to any brick pattern.</p> <p>Coombs – Would not want everything etched in yellow to be brick; should look more like 40 Union – shell with two brick lines. Confirmed they have the wide curb cut. She’d like to see some revisions; likes Mr. Welch’s idea.</p> <p>Camp – Asked that 3 feet be taken off both sides to allow room to vegetate; would prefer simple running bond, which doesn’t conflict with the sidewalk. Suggested stepping stones with grass in between for the walk to the basement stairs.</p> <p>Welch – Suggested plant material against the house and close to the road to buffer the hardscape without obstructing access to the entryway steps. Suggested breaking up the amount and perception of brick using plants between the two parking spaces, to create an identity that the smaller parking area is separate; this could be a decent width; instead of brick, the smaller parking area might be cobblestone track leading from the apron to the doors with grass seeded between. Suggested plants go straight along the line shown between the two vehicles, with a little curve toward the garage end, back toward the corner and toward the house.</p> <p>Oliver – Likes Mr. Welch’s idea. The left side of the garage looks to be included in the brick, but it looks like there are steps up. Suggested some vegetation on the left to mitigate the hardscape, which is a lot on this site.</p> <p>Pohl – We need to see the brick broken up by introducing vegetation. He’d prefer the use of cobble over brick.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Camp, and Pohl-aye			Certificate #	

10. Nantucket Develop	08-1517	7 Hydrangea Lane	New dwelling	73/95	Val Oliver
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Val Oliver, V. Oliver Design				
Public	None				
Concerns (6:07)	<p>Backus – Read SAB comments: feels suburban, remove shutters or be utilitarian, north and south elevation central mass needs more articulation, and set dormers back.</p> <p>Oliver – Presented project; modular construction; reviewed subdivision restrictions; white trim, wood roof, white sash, black shutters.</p> <p>Camp – The side gable looks squat. West elevation dormer, it should be setback a foot with the windows reduced and another added with them ganged; the porch should be reduced.</p> <p>Coombs – This has too many ganged windows already and looks too busy; doesn't agree with Ms. Camp about ganging the west elevation dormer windows. This needs to be simpler and the ganged windows don't do that; this should be more informal.</p> <p>Welch – West elevation, agrees with much that's been said; a fifth window in the dormer might make it top-heavy. His primary concern is the squatness of the gable. Agrees north and south elevation dormers should be set back and separate the windows. East elevation, though not viewable from the street the squatness is very visible—demonstrates reason for concern about squatness--roof pitches are at least 1-inch too shallow.</p> <p>Pohl – Agreed the roof pitches should have one-more inch of rise per 12-inch lateral. He likes the shutters, but they're rendered wrong; the inside of the shutter should align with the inside of the window casing. The CAD program shows too many lines making the drawings hard to read; if those were dropped, this would be easier to read. Agrees with Ms. Camp about the farmer's porch. White trim and black shutters is too formal for this area.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Welch, Coombs, Camp, and Pohl-aye			Certificate #	
11. 137 Hummock Pond, LLC	07-1391	137 Hummock Pond	New 2 nd dwelling	65/72	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:23)	<p>Meerbergen – Presented project.</p> <p>Oliver – Wants to view to understand the relationship between the two structures. Secondary structures shouldn't exceed the 22 feet height restriction.</p> <p>Pohl – He's concerned about the length of the ridge.</p> <p>Coombs – She would like to view.</p>				
Motion	Motion to View with height poles at each end of the main ridge. (Coombs)				
Roll-call Vote	Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye			Certificate #	
12. Thomas Larrabee	08-1500	101 Hummock Pond	New dwelling	56/67	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:30)	<p>Meerbergen – Presented project; a landscape plan showing existing and proposed vegetation might help.</p> <p>Oliver – A requirement is to have photos of existing structures; if we had those, this could move quicker. The dwelling is fine; she wants to see it in regard to the steel building. We aren't getting the information we need; we need photos.</p> <p>Welch – Agrees with Ms. Oliver about having photos of existing structures. He has no concerns with the design, thinks it can be approved subject to height reduction of 6", images of the existing structures added to the file, and an updated/revised site plan.</p> <p>Coombs – Agrees. We should look more at what happens when land is broken up. This will be visible from Millbrook Road and Hummock Pond Road. She thinks the agricultural use could require more buildings.</p> <p>Camp – A couple of feet could come out of the height; it would be better for the neighborhood if it were lower. This looks like a farm house but is missing something on the left to balance the right. A view would be a good idea.</p> <p>Pohl – We're looking at some reduction in the height and photos of the existing and vegetation shown on a plan.</p>				
Motion	Motion to Approve through staff with 6" taken off the height; clarification of the boundaries and vegetation on the site plan; and submission into the file of photos of the existing structure. (Welch)				
Roll-call Vote	Carried 3-2//Coombs & Camp-nay Oliver, Welch, and Pohl-aye			Certificate #	HDC2020-08-1500

13. Dex Dog, LLC **08-1440** 6B Arrowhead Drive Solar revisions 69/58.1 SunWind, LLC

Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
 Representing Timothy Holmes, SunWind, LLC
 Public None
 Concerns (6:46) **Flynn** – This came out of a failed inspection.
 Holmes – Presented project; explained the shingles would be painted black.
 Welch – Asked for a view.
 Motion **Motion to View. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate #

14. NIR 08-1485 29 Broad Street Hardscape – walls&A/C screen 42.4.2/38 Linda Williams

Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, historic documentation, and advisory comments.
 Representing Linda Williams
 Mike Duffy, NIR.
 Public None
 Concerns (6:54) **Backus** – JC House, circa 1835. Read HSAB comments: mitigate A/C or move; significant structure/high-profile space; atrocious.
 Duffy – Presented project.
 Williams – Paid the as-built fee. A/C can't be dropped lower; explained why the idea of a fence was dropped.
 Coombs – She has a problem with one of our oldest most significant buildings having this done to it and hearing “we can't change it.” Would like to see some approach that didn't look like the A/Ce is being covered. Wants to see several options.
 Oliver – It does look better than what was there. Agrees with Ms. Coombs. The as-built stuff has to stop; people have to stop work and come back in. The A/C has to be screened in perpetuity.
 Welch – Doesn't disagree with what's been said. At some point, we need to address rising as-built occurrences. The square compressor in the middle, unless there's an overwhelming issue, could be moved next to the other square unit with fences screening the group; the generator area could be screened with lower plants. He appreciates the effort to screen with plants but is concerned about throwing tall screening at this vs. having stepped planting and fencing, which will not hide the building or obstruct view from the sidewalk. Considering these are in retained areas, a fence on top of the retaining wall wouldn't have to be more than perhaps 3 feet tall.
 Camp – Agrees with Mr. Welch. Suggested a blue spruce that takes up the corner and gives the building presence. Suggested fencing be reduced as much as possible by keeping the units together – 6-foot natural to weather would be best. With revisions, suggested a photoshop view of what the building would look like from Broad Street and Centre Street.
 Pohl – Loves the idea of two-different heights – larger toward the back – of fence and vegetation.
 Motion **Motion to Hold for revisions. (Coombs)**
 Roll-call Vote Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye Certificate #

15. Anne McGivney 08-1498 45 West Chester Street Shed 41/230 Structures Unlimited

Voting Pohl, Coombs, Camp, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Linda Williams, for Structures Unlimited
 Public None
 Concerns (7:14) **Backus** – Main dwelling is circa 1900; shed should be behind main dwelling. Read HSAB comments: relocate, reduce roof pitch; need better graphics; not on the street; prefer gable forward; move deeper into the yard to be more discrete.
 Williams – Presented project; asked the commissioners to view this while the applicant makes revisions.
 Pohl – It's drawn with the wrong roof pitch; application says 9/12 but drawn 12/12.
 Oliver – Likes turning it gable forward. Can't be white.
 Coombs – Not everyone can have a shed. Wants to see other proposals reducing the height and size of the shed.
 Camp – Thinks gable forward is “noisier”; prefers the eave forward. Should be behind the hedge.
 Welch – He would not want the gable forward unless it's on the far side of the privet with a small walk through to it. Suggested a lean-to shed placed instead against the front right wall of the structure, setback a few feet further from the street side.
 Motion **Motion to View and hold for revisions. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, Welch, Oliver, Camp, and Pohl-aye Certificate #

16. 7 King St Nom Trust 08-1524	7 King Street	Historic Determination	73.1.3/41	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (7:26)	Pohl – Asking for a letter of Historic Determination to be exempt from window codes. Backus – SAB comments: no issues			
Motion	Motion for staff to write a letter of Historic Determination. (Welch)			
Roll-call Vote	Carried 4-0//Camp, Oliver, Welch, and Coombs-aye	Certificate #	N/A	

17. Wayne L Rogers Trust 08-1522	5 North Liberty Street	Door replacement	42.3.4/7	NAG
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (7:29)	Backus – Circa 1930; theater 1940 through 1960s; recommends approval. Read HSAB comments. Theroux – Presented project; owner wants the Dutch door and front door to match Oliver – The 9-light Dutch door is okay, but she doesn't support a 9-light front door. Camp – She supports this. Coombs – A 9-light Dutch door would have to be the same width as the front door. Welch – A Dutch door on the left with 9 lights and the current width of the door will create odd proportions that are way out of whack as compared to the other fenestration; it won't look like the "new spec" drawing; for a 9 light there, the door opening needs to be wider or it'll look strange. Suggested, if custom doors are to be built, a different configuration than 9 lights in both doors would work; a 12-light would pick up the existing fenestration better than the 9-light.			
Motion	Motion to Hold for revisions with actual drawings of the size and configuration both doors. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Camp, and Pohl-aye	Certificate #		

18. Town of Nantucket 08-1510						34 Washington Street	New Harbormaster bldg.	42.2.3/2	Charles Gibson
Voting	Pohl, Coombs, Camp, Oliver, Welch								
Alternates	None								
Recused	None								
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.								
Representing	Charles Gibson								
Public	None								
Concerns (7:43)	<p>Backus – Read HSAB comments. Circa 1980s; design needs to fit guidelines.</p> <p>Gibson – In 1977 when the pier was built, there was a small structure. Can't do any further renovations to the existing structure. Presented project.</p> <p>Oliver – Simple is better. Asked if the 6-light windows are operable (not in the toilet spaces). The 6-light and single pane stacked windows could be 6-over-1 double hung; that would be more in keeping with Town. The 6-light proportions could have one-more row of vertical panes to be 8-lights. Suggested eliminating the banding. West elevation is the best visual. We try to keep the simulated-divided lights (SDL) out of downtown. Suggested a shingled ramp with handrails on the interior. On the application it says the roof shingle is "weathered" but has no brand or type; clarified what was meant by weathered trim and sandtone sash.</p> <p>Welch – Agrees with cleaning up the fenestration to more traditional Nantucket character and eliminating the banding. The corner boards appear undersized; suggested 1X8 or more traditional proportions except for at the tower area. He thinks the tower, with woven corners and cleaned up fenestration without the band, would have a strong chance. Noted there are true-divided light (TDL) options to SDLs that are wind-rated if absolutely required; but, he believes Andersen architectural simulated TDL would work. Suggested the porch railing be shingle style to be different from the ramp balustrade and to soften perception of the amount of railing. At the tower, with removal of the banding, a shingle flare would be useful but suggested it be placed higher than the band as shown—this will help maintain proportions of the two-story structure.</p> <p>Camp – She likes it; reminds her of a building in Newport. The banding could be flared around the windows. Doesn't mind the proposed window configuration. Likes the chimney but wishes the louver weren't necessary. The little windows should be more vertical.</p> <p>Coombs – This is 33.35 feet high; doesn't know that a building this large is necessary. Agrees with Ms. Oliver about the windows. Would prefer TDL in the historic area. North elevation, the five doors are a lot. This is a very formal building. Would like to see more proposals for window configurations; this is an important, working building in a very visible location.</p> <p>Pohl – 33.35 is ridge elevation above sea level; the ridge height of the tower is 29'11". Agrees about reducing the trim; suggested reducing the casing on the north elevation doors. On the tower, the band between 1st & 2nd floor could be a shingle flare. South elevation, there is a lot of shingle wall and there will be vertical board beneath; would like that expanse of shingle broken up somehow. Asked for a color sample of the sandtone.</p>								
Motion	Motion to Hold for revisions. (Coombs)								
Roll-call Vote	Carried 5-0//Camp, Welch, Oliver, Coombs, and Pohl-aye						Certificate #		
19. Ryan Sillery 08-1471						11 Finback Lane	New Dwelling	66/512	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Welch								
Alternates	None								
Recused	None								
Documentation	Architectural elevation plans, site plan, and photos.								
Representing	Brook Meerbergen								
Public	None								
Concerns (8:15)	<p>Meerbergen – presented project.</p> <p>No concerns.</p>								
Motion	Motion to Approve as submitted. (Oliver)								
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, Oliver, and Pohl-aye						Certificate #	HDC2020-08-1471	
20. Children's House 08-1499						7 Pheasant Drive	Solar roof array	67/2.3	ACK Smart
Voting	Pohl, Coombs, Camp, Oliver, Welch								
Alternates	None								
Recused	None								
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.								
Representing	Tim Carruthers, ACK Smart								
Public	None								
Concerns (8:22)	<p>Carruthers – Presented project, the Montessori School.</p> <p>No concerns.</p>								
Motion	Motion to Approve as submitted. (Oliver)								
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, Oliver, and Pohl-aye						Certificate #	HDC2020-08-1499	

21. Kyle Snell 08-1491	5 Pine Crest Drive	New dwelling	68/427	Thornewill Design
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (8:27)	<p>Thornewill – Presented project.</p> <p>Oliver – This is in keeping with the rest of the neighborhood.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye		Certificate #	HDC2020-08-1491
22. Tom & Kathy Tyree 08-1495	16 Shimmo Pond Road	Exterior alterations	43/18	Thornewill Design
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (8:29)	<p>Thornewill – Presented project; noted an error in the drawing on the north elevation; will keep the middle shed roof.</p> <p>Oliver – Confirmed the rear elevation is visible from the road. The majority of changes are good. Concerned about eliminating the front elevation porch but might not be visible.</p> <p>Coombs – It’s a complicated house façade, but she’s okay with the changes.</p> <p>Welch – It’s difficult to come up with solutions. A lot of this won’t be visible; his concern would be the amount of 2nd-floor deck without a 1st-floor element under it.</p> <p>Camp – South elevation, would prefer the left shed roof remain.</p> <p>Pohl – This has limited visibility and the changes are an improvement; no concerns.</p>			
Motion	Motion to Approve through staff with the north elevation deck modification. (Oliver)			
Roll-call Vote	Carried 4-1//Camp-nay; Coombs, Welch, Oliver, and Pohl-aye		Certificate #	HDc2020-08-1495
23. FMI, LLC 08-1461	7 Starbuck Court	MH door & fenst changes	42.3.3/80	M. Cutone Architecture
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:42)	<p>Cutone – This is the old Candle Factory; presented project; chimneys are being reconstructed.</p> <p>Backus – built by Joseph Starbuck, circa 1852. Read HSAB comments: don’t move windows; restore chimneys with original material.</p> <p>Oliver – She has no concerns.</p> <p>Coombs – Doesn’t think the window changes will hurt the building.</p> <p>Camp – Wants to keep the chimney. No concerns.</p> <p>Welch – Appreciates the efforts.</p>			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Oliver, Welch, Camp, and Pohl-aye		Certificate #	HDC2020-08-1461

24. FMI, LLC 08-1463				
	7 Starbuck Court	Cottage	42.3.3/80	M. Cutone Architecture
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (8:51)	<p>Backus – Read abutters letter of concerns. Read HSAB comments: okay with building, concerned with the tree.</p> <p>Cutone – Presented project; no plan to remove the trees.</p> <p>Camp – West elevation, the 4-light casement in the gable looks modern; should match the east elevation or be smaller. The windows should relate to something in the Candle Factory.</p> <p>Coombs – She thought the tree on the corner is a Town tree; should check with the Tree Warden. No concerns with the west elevation 4-light window.</p> <p>Oliver – French doors on Candle House are 15-light; these should match those. West elevation, her concern with the 4-light is that it's an operational awning.</p> <p>Welch – Match the fenestration to the Candle Factory.</p> <p>Pohl – The windows and doors on this should match the Candle Factory. The 4-light should be smaller.</p>			
Motion	Motion to Approve through staff with the doors and windows to match the Candle Factory and the west elevation 4-light to be smaller. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye		Certificate #	HDC2020-08-1463
25. FMI, LLC 08-1462				
	7 Starbuck Court	Garage/studio fenest changes	42.3.3/80	M. Cutone Architecture
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (9:01)	<p>Backus – Read HSAB comments: don't lose character of windows; 9-light so simple. She couldn't find anything on the history of this.</p> <p>Cutone – Presented project; former carriage house; north and east elevations have very limited visibility. Will modify the windows to match the Candle Factory.</p> <p>Oliver – South elevation, four windows in a row are too modern; the one closest to the garage doors should be eliminated or be a door; windows should match the main house.</p> <p>Coombs – Agrees with Ms. Oliver. South elevation, the right most window could be a door.</p> <p>Camp – Agrees about the window becoming a batten door.</p> <p>Welch – Agrees.</p>			
Motion	Motion to Approve through staff with the south elevation window, left of the carriage doors, to be a batten door and all windows to match the main house. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Welch, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2020-08-1462
26. 7 Lily Street, LLC 08-1515				
	7 Lily Street (Sias)	Fence/gate	73.3.1/114	McMullen & Associates
Voting	Pohl, Coombs, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Nathan McMullen, McMullen & Associates			
Public	None			
Concerns (9:10)	<p>Backus – Read SAB comments: no concerns.</p> <p>McMullen – Presented project.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Welch, Coombs, Camp, Oliver, and Pohl-aye		Certificate #	HDC2020-08-1515

27.	7 Lily Street LLC 08-1514	7 Lily Street (Sias)	Rev. 71770: relocate fireplace	73.3.1/114	McMullen & Associates
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Nathan McMullen, McMullen & Associates				
Public	None				
Concerns (9:14)	<p>BACKUS – Read SAB comments: exterior chimneys uncharacteristic on Underhill Cottages; shorten chimney height; cover chimney with shed.</p> <p>McMullen – Presented project.</p> <p>Oliver – The idea of a shingle shed covering the bottom portion of the chimney is a good idea.</p> <p>Coombs – Agrees.</p> <p>Camp – She'd like to see an owl at the top.</p> <p>Welch – Shorter is good.</p> <p>Pohl – Thinks the chimney could be shortened 1 foot. An owl would be okay.</p>				
Motion	Motion to Approve through staff with a shed encompassing bottom of chimney; chimney 1-foot shorter and with owl on top. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Welch, Oliver, Coombs, and Pohl-aye			Certificate #	HDC2020-08-1514
28.	Conlon,James L Tr ETAL 08-1526	24 Woodbine St	Move off/demo dwelling	80/96	Emeritus
29.	Conlon,James L Tr ETAL 08-1527	24 Woodbine St	Move off/demo garage	80/96	Emeritus
30.	Conlon,James L Tr ETAL 08-1511	24 Woodbine St	New dwelling	80/96	Emeritus
31.	Conlon,James L Tr ETAL 08-1509	24 Woodbine St	New garage	80/96	Emeritus
32.	Nicole Whidden 08-1472	11 Davis Lane	Pool/spa/driveway/brdwlk	82/75	Ahern
33.	Nicole Whidden 08-1473	11 Davis Lane	Cabana	82/75	Emeritus
34.	Linda Flanagan 08-1464	19 Longwood Drive	Move/demo guest house	71/41	M. Cutone Architecture
35.	Linda Flanagan 08-1459	19 Longwood Drive	New guest house	71/41	M. Cutone Architecture
36.	Linda Flanagan 08-1460	19 Longwood Drive	Pool	71/41	M. Cutone Architecture
37.	Jim Caulfield 08-1454	8 Sheep Pond Road	Main house addition	63/3	M. Cutone Architecture
38.	Jim Caulfield 08-1457	8 Sheep Pond Road	Second dwelling addition	63/3	M. Cutone Architecture
39.	Jim Caulfield 08-1453	8 Sheep Pond Road	Cabana addition	63/3	M. Cutone Architecture
40.	Jim Caulfield 08-1452	8 Sheep Pond Road	Pool	63/3	M. Cutone Architecture
41.	Jim Caulfield 08-1455	8 Sheep Pond Road	Shed	63/3	M. Cutone Architecture
42.	Steven L Cohen Trust 08-1521	55 Sankaty Road	Pool	49/69	Atlantic Landscaping
43.	Mary O'Connell 08-1508	8 Center Street (Sias)	Rev. 12-0352: relocate A/C cond	73.1.3/76	Concept Design
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (9:33)	Not opened at this time.				
Motion	Motion to Hold for beginning of August 25 meeting. (Camp)				
Roll-call Vote	Carried 4-0// Coombs, Welch, Camp, and Pohl-aye			Certificate #	

VII. OTHER BUSINESS	
Approve Minutes	July 21 & 28, August 3, 2020: held
Review Minutes	August 6 & 10, 2020
Other Business	<ul style="list-style-type: none"> • No HDC Meeting scheduled for Thursday August 20, 2020 • Next HDC Meeting- Old Business, Tuesday August 25, 2020 • HDC review of revisions to HDC Background Summary to finalize for web page including vote <p>Welch – The draft has been circulated; all we need to do is formalize it. There is an amendment replacing the language citing the current Nantucket Historical Commission (NHC) mission with a link to their website. He was informed that this change was consistent with the desire of the NHC because they are changing their mission statement. Clarified that the portion pertaining to HDC mission is taken from the HDC founding Act.</p> <p>Backus – Several months ago she proposed that change to Mr. Welch; she is liaison to both commissions.</p> <p>Coombs – The Federal Government has put up a mission statement for the HDC; we can't just change it willy-nilly.</p> <p>Pohl – We are going to revisit this.</p> <ul style="list-style-type: none"> • Review policy of Move/demo hearings in relation to new dwellings: no discussion. • Discussion of Certified Local Government (CLG) and possible vote: no discussion. • Discussion of adding Tuckernuck to MAB. <p>Camp – The Tuckernuck Advisory Committee (TAC) wants to continue to be involved in Tuckernuck applications. She will check to see how TAC proposes to do that.</p>
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed
2. Draft HDC Background Summary

Motion to Adjourn at 9:34 p.m. (Welch)

Roll-call Vote Carried 4-0//Camp, Coombs, Welch, and Pohl-aye

Submitted by:

Terry L. Norton

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