



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday, September 5, 2023

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

Called to order at 4:03 pm. and announcements by Mr. Pohl

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

Attending Members: Pohl, Welch, Camp, Oliver, Patten, Paul

Remote Participants: Coombs

Absent Members: Thornewill

Late Arrivals:

Early Departures:

Adoption of Agenda.

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

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Juan Tejada ETAL 08-9061	45 Essex Rd	Roof replacement mh	67/647	Juan Pena/Samuel Paz
2. Juan Tejada ETAL 08-9060	45 Essex Rd	Roof replacement cottage	67/647	Juan Pena/Samuel Paz
3. Marina Dzvoniak 08-8994	9B Daffodil Lane	Roof replacement	68/755.2	Marina Dzvoniak
4. Ed Lemberg 08-8991	54 Skyline dr.	Add window rev 03-5456	79/46	Ed Lemberg
5. Boyko Grozdanov 08-9030	3 Sandplain Dr	Deck extension	68/346	Boyko Grozdanov
6. Jonathan Jacoby 08-9012	3 Tautemo Way	Window chng rev 6-8592	83/22	EMDA
7. Ack Livin 11 LLC 08-9011	3 Winn St	Shed rev 11-5175	41/593	EMDA
8. Beau Barber 08-9026	7 Kelley Rd	New shed	54/27	Beau Barber
9. Nantucket land bank 08-9042	166 Hummock Pond	Trim color change	65/13	Gryphon Arch
10. Gioiosa Richard 08-9044	4 Whitetail Cir	Window Chngs	71/23	John Kuszpa
11. Susan Conlon 08-9009	2 Sunset Hill Ln	Roof replacement	41/501	T Smith
12. ACK N BACK LLC 08-9039	33 Quidnet Rd	Pool cabana	21/27.4	WAPD
13. Crib LLC	12 Nobska Cottage A	New dwelling	67/103	Emeritus
14. Crib LLC 08-9040	12 Nobska Cottage C	New dwelling	67/103	Emeritus
15. Joel & Suzanne Andrade 08-8989	6r Ackermuck Ln	Window wells	41/539	Val Oliver
16. Cliff Ack Realty Trust 08-9010	96 Cliff Rd	Addition	41/15	EMDA
17. Three Sea St 08-8983	3 Sea St	Move off structure	42.4.2/54.2	EMDA

Voting Pohl, Welch, Camp, Coombs, Paul

Alternates Patten

Recused Oliver

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

Representing -

Public -

Concerns -

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

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

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

II. 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. Gray Dinghy LLC 08-9035	25 Willard St.	Move off Garage	29/33	Emeritus
• To be approved as a move off only.				
2. Pochick Partners LLC 08-8990	30 Pochick Ave	Solar Roof	80/281	Ack Smart

- Not visible from a public way.
3. Adam Glick **08-8989** 31 Eel Point Rd Move off/demo garage 39/52 WAPD
- This structure is listed w/in Town Assessor's data as having a bedroom; move off-demo subject to TON Code advertising requirement for dwellings.
4. 156 Madaket Invest LLC **08-9034** 156 Madaket rd Pool and hardscape 39/13.4 Atlantic Landscaping
- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.
- Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Patten, Paul
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing -
 Public -
 Concerns -
- Motion** **Motion to approve consent with conditions. (Oliver)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver Certificate # **HDC2023-(as noted)**

III. NEW BUSINESS 09/05/2023

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Matthew & Marta Judson 8877	143 Orange St	Addition	55/154	Permit +
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Mark Poor				
Public	-				
Concerns	Oliver				
	<ul style="list-style-type: none"> - Agrees with Mark's assessment that the front door on the south is rarely used and obstructed by a hedge and fence. - Suggests that the true front door is on the west side and should remain as is. - Supports the idea of separating the windows and adding more windows, particularly on the east side. - Believes that the rest of the house is generally fine and does not require significant changes. 				
	Welch				
	<ul style="list-style-type: none"> - Generally, agrees with V's perspective on the infill project. - Suggests that on the south elevation, the rightmost portion of the shed roof (the rake) should be converted into a hip roof to mimic the existing structure. - Proposes burying the door and window headers in the top plate to bring the eave down, aligning it with the eave on the left side. - This adjustment maintains the existing profile while preserving headroom and creates a more sensitive infill of the porch. 				
	Coombs				
	<ul style="list-style-type: none"> - Agrees with Val and Holly regarding the separation of the mold windows. - Suggests that the window on the left of the mold windows on the first floor should align vertically with the one on the second story. - Proposes reducing the number of panes in the French doors for a simpler look. - Appreciates the overall simplicity and attractiveness of the house and acknowledges that the south view may become more visible due to the one-way nature of Dave Street. - Notes that the hedge may not surround the property, leaving a potential view. However, she mentions the hedge can be challenging to maintain. - Doesn't have significant issues with the project but recommends considering changes to the French doors and removing one window. 				
	Camp				
	<ul style="list-style-type: none"> - Undecided about the renovation project, feeling that it resembles more of an addition than a typical porch infill. - Believes that if the west-side door is to become the new front door, it should be strengthened. - Mentions confusion regarding the proposed renovation on the east side. She questions whether the door was the original front door and if its identity is being lost. - Concludes her comments without expressing a strong opinion either way on the project. 				
Motion	Motion to approve through staff lowering the eave line on the south just slightly so it looks more akin to what was there, separate the windows on the south, if no windows on the east put up lattice to mitigate the blank wall, on the west beef up the trim on what would be the front door. (Oliver)				
Roll-call Vote	Carried 4-1 // Pohl, Welch, Coombs, Oliver // Camp opposed			Certificate #	HDC2023--8877

2. Three Sea St	3 Sea St	New structure	42.4.2/54.2	EMDA
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ethan McMorro			
Public	-			
Concerns-				

Holly Backus-New commercial structure proposal that must comply with resilient design guidelines in FEMA AE8 zone.

- Acknowledges a 5 Bay Federal design with specific architectural elements, such as a six-panel front door, transom, mantel shelf, chimneys, antique brick, 6 over 6 windows, window plank frame windows, and friendship stairs.
- Suggests reducing first and second-floor ceiling heights to mitigate building height in the flood zone.
- Questions the necessity of the two-foot space between floors.
- Emphasizes the need to reduce the proposed 39-foot ridge height.
- Mentions concerns about the second-floor window headers and the water table design, suggesting they be refined.
- Recommends softening the formal appearance of the building.
- Advises adjusting the chimney coring to align better with historical precedents.
- Suggests dropping the height of the secondary mass since it lacks livable space.
- Appreciates the historic elements in the design but emphasizes the need to address height and detailing issues.

Welch- Shares concerns about the height of the proposed structure.

- Notes that the structure appears squat due to the excessive vertical space between windows, unlike typical Federal architecture.
- Suggests that reducing the height between floors might make the building resemble a colonial Garrison rather than a federal style.
- Recommends exploring ways to address the perception of size, possibly through window size or other masking techniques.
- Expresses concerns about altering the roof pitches if height is reduced.
- Mentions that the extra height between floors might be due to the modular construction of the building.
- Concludes by highlighting that these are concerns, not solutions, for the project.

Camp- Concurs with the concerns of fellow board members regarding the building's massiveness, especially in relation to neighboring structures.

- Recommends reducing the overall height of the building, with a particular emphasis on lowering the back L portion.
- Expresses concerns about the placement of the chimneys and suggests that they should align more historically with placements at the sides.
- Questions the appropriateness of the basement vent windows on the front facade.
- Fine with the design of the Friendship stairs, seeing them as an opportunity to create an appealing courtyard.
- Believes the success of the building will depend on how it integrates with SE Street and emphasizes the need to bring down its height as much as possible.
- Uncertain about the vents on the front of the house, considering them potentially inappropriate in a historic context.
- Looks forward to seeing the landscaping, believing it could greatly contribute to the project's overall success.

Coombs- Expresses concern about the height of the proposed building, especially given its location on C Street with unique sewer connections.

- Suggests making the building smaller in size, possibly following Holly's suggestion to reduce height.
- Recommends exploring the possibility of reducing the building's height by eliminating attic space.
- Believes the Friendship stairs should be simpler and less formal compared to nearby houses on SE Street.
- Questions the necessity of the driveway and parking arrangements, asking whether it's needed.
- Appreciates the building's design but is concerned about its size and its impact on the neighborhood.

Oliver- Shares concerns about the overall height of the proposed building.

- Notes that the neighboring buildings are at a lower elevation due to sea level rise, creating a disconnect.
- Agrees with Holly's concerns about the height and suggests further exploration of why the floor structure is so deep.
- Requests a flood certificate to determine the minimum required floor height.
- expresses a preference for reducing the height if possible while acknowledging the building's handsome design.
- Believes the building will fit in well with its surroundings but is concerned about its elevated position relative to neighboring structures.

Pohl- Expresses concern about the design's adherence to the five bay Federal style.

- Points out that in typical five bay Federal buildings, the space between windows one and two, and four and five, is narrower or equal to the windows themselves.
- Notes that in this design, the spacing between these windows is wider, which is not in line with the usual Federal architectural style.
- Believes that stretching out a five bay Federal design beyond its typical width could be problematic.
- Recommends reducing the width of the building to better align with the traditional proportions of a five bay Federal structure.
- Highlights that reducing the height without addressing the width may exacerbate the design issue.
- Primary concern is the building's width and its deviation from the typical Federal style proportions.

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

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

Certificate # **HDC2023-**

3. Leonildo/Mariyana Cavaler 4B Goldfinch Dr Addition & color chng 68/598.1 Mariyana Cavaler
Concerns Application not opened.
Motion No action.
Roll-call Vote Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver Certificate # **HDC2023-**

4. Gennero- Noble 18 Daffodil Ln New dwelling 68/766 Val Oliver

Voting Pohl, Camp, Coombs, Patten, Paul
Alternates Welch
Recused Oliver
Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing **Val Oliver**
Public -
Concerns **Coombs**

- Is in favor of the design and scale of the project.

Paul

- Agrees with Diane's assessment that the proposed structure is appropriate for its location.
- Appreciates the building's setback from the street and the use of two-story eaves.
- Notes that the alignment of windows is well-executed in the design.
- Briefly mentions a consideration about the hip at the front door but ultimately finds it logical and coherent as it wraps around the corner.
- Finds the building attractive and approves of the design.

Camp

- Suggests that the hip roof over the front door could be improved by making it deeper.
- Finds the current hip roof design to appear pinched, particularly on the left side, and believes it looks slightly off-center.
- Proposes that the hip roof could extend to fill the entire gable and potentially wrap around to the side for a more cohesive appearance.
- Mentions that the side portion of the roof could be made more shallow if needed.
- Overall, Abby finds the design acceptable with the suggested modification to the hip roof over the front door.

Patten

- Agrees with the board.

Pohl

- Agrees with the previous comments about the design of the hip roof over the front door.
- Acknowledges the setback of the building on the lot as a mitigating factor.
- Suggests that the hip roof should return on both the left and right sides for better balance.
- Notes that the left side appears pinched, possibly due to the depth of the side porch.
- Proposes bringing the roof over the front door to create a basic shed instead of a hip.
- Mentions that both roof pitches are at a 5/12 pitch and highlights a setback issue on the side.
- In favor of the idea of not having the hip roof return over the front door and suggests adjusting the roof pitch and width of the front porch for a more balanced design.

Motion Motion to approve through staff with the hip roof over the front door on the north elevation to become a simple shed, relabel roof pitches, as per exhibit a. (Paul)

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

5. Elvis Butler	63 Cato Lot B	New dwelling	56/50	Val Oliver
Voting	Pohl, Camp, Coombs, Patten, Paul			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Val Oliver			
Public	-			
Concerns	Coombs			
	- Has no concerns.			
	Camp			
	- Suggests increasing the size of the windows slightly for improved aesthetics, even if it raises costs.			
	- Recommends adding substantial trim to the front door to give it a stronger presence.			
	- Proposes the idea of incorporating a porch to enhance the building's appearance.			
	- Questions the purpose of the wide French doors in the rear (west) and whether they are necessary since they won't be visible from any angle.			
	- Mentions the possibility of removing the grills from the French doors and emphasizes that there is no visibility of the rear structure on the site plan.			
	- Concerns revolve around the size of the windows, the front door's appearance, and the necessity of the wide French doors in the rear.			
	Paul			
	- Finds the proposed house to be simple and appropriately set back from the street.			
	- Main concern is that the building is exactly 30 feet tall, and he suggests reducing the second-floor plate height to 7.6 feet or altering the pitch to address this concern.			
	- Expresses discomfort with approving a 30-foot-tall building when there is no utilization of the space above.			
	Patten- Concurs with Joe's suggestion of changing the pitch and increasing the window size, acknowledging potential cost considerations.			
Motion	Motion to approve through staff with window on the east elevation going up one size larger, the front door to be trimmed out in a more classical manner, and the pitch to get changed to an 8 – 12. Per exhibit A. (Camp)			
Roll-call Vote	Carried 5-0 // Pohl, Camp, Coombs, Patten, Paul		Certificate #	HDC2023-

6. Adam Glick	31 Eel Point Rd	Move off/demo dwelling	39/52	WAPD
7. Adam Glick	31 Eel Point Rd	New dwelling	39/52	WAPD
8. Adam Glick	31 Eel Point Rd	New garage/studio	39/52	WAPD
Concerns	Application not opened.			
Motion	No action.			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-

9. Jennifer K Dolins	15 Stone Post Way	Shed rev 03-8159	73.3.2/73	Todd Burns
Concerns	Application not opened.			
Motion	No action.			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-

10. Margaret Owen	16 Golfview Dr	New dwelling	66/188	Margaret Owen
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Peter Owen			
Public	-			
Concerns	Welch			
	<ul style="list-style-type: none"> - Suggests decreasing the roof pitches on the structure. - Notes that the application states a 12/12 pitch, but believes it appears steeper, possibly closer to 9/12. - Proposes reducing the pitch to around 10/12, which would have implications for the rear dormer and front gable dormers. - Main concern is with the roof pitch, and he believes a slight reduction would be appropriate for the design. 			
	Camp			
	<ul style="list-style-type: none"> - Suggests making the windows on the South elevation of the building larger to better fit the dormer. - Notes that the current windows in the dormer appear small and recommends using a larger window size that matches the existing windows on the building for a more cohesive look. 			
	Coombs			
	<ul style="list-style-type: none"> - Recommends addressing the dormer with three windows on the design. - Suggests separating the windows, bringing the dormer in, or considering larger windows to improve the dormer's appearance. - Main concern is with the dormer, and she does not have any additional comments. 			
Motion	Motion to approve per exhibit A. Overall roof pitch where its gable changes from a 12-12 to a 10-12 carrying over to the gable on the front. On the rear south elevation, the dormer windows get larger to fill up the dormer better. (Camp)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-

11. Susan & Mark Keim	48 Main St Scosnet	Addition/Reno	73/12.1	Ben Normand
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Patten, Paul			
Recused	none			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Ben Normand			
Public	-			
Concerns-	Holly Backus			
	<ul style="list-style-type: none"> - The property's actual construction date is 1975, not 1988 as indicated on the property card. - The structure is just outside the Old South Road Historic District and is close to being considered contributing to the district. - Changing the front entry is appropriate, but the front door and side lights should be revised. - Expanding the existing porch to a larger size with screens is not recommended, as the existing porch is better proportioned. - Although not visible from the road, the adjacent land around the property is owned by the land bank, allowing public access. - Expanding the second-floor deck above on the south is not considered appropriate, and it should be kept as is. - Mentions receiving an email from Mr. Rob Benchley, indicating that the items on the agenda seemed appropriate. 			
Oliver-	No concerns due to lack of visibility.			
Camp-	No concerns with what's proposed.			
Welch	<ul style="list-style-type: none"> - Suggests replacing the half-round gable vent, especially the one viewed from the north, with a triangular gable vent. - Believes this change would improve the overall appearance of the structure. - Does not oppose the proposed changes but recommends considering the alteration to the gable vent for a more natural and blended look. - Mentions the possibility of using a rectangular gable vent on the side. - Main point is to address the gable vents for aesthetic enhancement. 			
Coombs	<ul style="list-style-type: none"> - Agrees with Stephen's suggestion of turning the windows inward. - Notes that the property is not easily visible, making such changes acceptable. - Finds the front door with double windows next to it somewhat unusual but recognizes that if it's outside the district, they may have flexibility with the design. - Her comments mainly center around agreeing with the idea of turning the windows inward. 			
Pohl	<ul style="list-style-type: none"> - Inquires about the two panels on the top of the new front door, which are glass. - Asks about the muttons in the sidelights, pointing out that they are missing even though the six-over-six windows have them. 			

- Suggests using a three-light vertical pattern in the sidelights.
- Recommends making the upper panels of the door solid rather than glass for safety reasons.
- Believes these adjustments would be a positive step in the right direction for the design.
- His comments revolve around addressing the door and sidelight design elements.

Motion **Motion to approve through staff with front door becoming a 4-panel door with no glass, the side lites around that door to have three panes in them, also changing the half round gable vent to a triangular natural to weather one. Per exhibit A. (Camp)**

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

12. 7 Golfview LLC 7 Golfview dr. New front porch rev 71361 66/167 Gryphon Arch

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Patten, Paul
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Ethan Gryphon**
 Public -
 Concerns No concerns.

Motion **Motion to approve as submitted. (Welch)**

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

13. Engle Kristen Trust 90 Pocomo rd. New Gate 15/43 CWA

Voting Pohl, Welch, Camp, Coombs, Oliver
 Alternates Patten, Paul
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Lucas Velle**
 Public -
 Concerns No concerns.

Motion **Motion to approve as submitted. (Welch)**

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

14. Carl Nielsen 21 Wigwam rd. New dwelling 77/5.9 CWA

Voting Pohl, Welch, Camp, Coombs, Patten
 Alternates Paul, Oliver
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Lucas Velle**
 Public None
 Concerns **Patten-** Only concerned about the pergola and how far out it extends from the structure.

Motion **Motion to approve as submitted. (Welch)**

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

15. Carl Nielsen 21 Wigwam rd. New cabana 77/5.9 CWA

Voting Pohl, Welch, Camp, Coombs, Patten
 Alternates Paul, Oliver
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Lucas Velle**
 Public -
 Concerns **Welch-** This is atypical but due to lack of visibility thinks its approvable.
Patten- No concerns.

Coombs- Fine with it due to lack of visibility.

Motion **Motion to approve as submitted. (Welch)**

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

16. Carl Nielsen	21 Wigwam rd.	New pool	77/5.9	CWA
Voting	Pohl, Welch, Camp, Coombs, Patten			
Alternates	Paul, Oliver			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Lucas Velle			
Public	-			
Concerns	None			
Motion	Motion to approve with pool not visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten		Certificate #	HDC2023-
17. Carl Nielsen	21 Wigwam rd.	New shed	77/5.9	CWA
Voting	Pohl, Welch, Camp, Coombs, Patten			
Alternates	Paul, Oliver			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Lucas Velle			
Public	-			
Concerns	None			
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Patten		Certificate #	HDC2023-
18. Brooke Gardener	15 Lily St	Trim clap board color ch	42.3.4/10	Thornewill Designs
Voting	Welch, Camp, Oliver, Paul, Patten			
Alternates	Pohl, Coombs			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Luke Thornewill			
Public	-			
Concerns	<p>Holly Backus</p> <ul style="list-style-type: none"> - The rear structure is a circa 2001 infill on the lot, while the main house is a contributing 1820 Federal style structure. - Holly finds the use of a red cedar roof, white sash, and white trim appropriate for the structure. - She believes that replacing the garage doors with 12-light kick panel French doors on the front of the garage is not appropriate. - Recommends retaining the existing garage doors but painting them white to match the structure. - Comments focus on the appropriateness of the garage door replacement. <p>Camp</p> <ul style="list-style-type: none"> - Agrees with Holly that the proposed change from old-fashioned garage doors to French doors is inappropriate. - Expresses concern that painting the doors white might draw even more attention to the structure. - Suggests keeping the doors and having white trim but leaving the doors natural to weather or in a different color like gray to be less noticeable. - Comments mainly revolve around the appropriateness of the door change and the color choice. <p>Oliver</p> <ul style="list-style-type: none"> - Agrees with Abby to not change the doors to this configuration. - Agrees with the garage doors to be gray or natural to weather. <p>Paul</p> <ul style="list-style-type: none"> - Agrees with Val and Abby regarding the garage door change. - Suggests leaving the existing garage doors in place and mentions that they can achieve the desired look when the doors are open. - Mentions that he will reserve his comments on the color until discussing the main house, which has proposed changes to its color scheme. <p>Patten</p> <ul style="list-style-type: none"> - Opposes the proposed changes because the structure is visible. - Suggests that having a garage door with windows or some form of light would be a better alternative. <p>Welch</p> <ul style="list-style-type: none"> - Suggests that the existing doors with six lights each should remain as the primary doors, at least as viewed from the exterior. 			
Motion	Motion to approve per exhibit A. To include 6 lite windows in the existing doors. No color change. (Paul)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Oliver, Paul, Patten		Certificate #	HDC2023-

19. Brooke Gardener	15 Lily St	Garage door color ch	42.3.4/10	Thornewill Designs
Voting	Welch, Camp, Oliver, Paul, Coombs			
Alternates	Pohl, Patten			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Luke Thornewill			
Public	-			
Concerns	<p>Holly Backus</p> <ul style="list-style-type: none"> - Points out that the building is an 1820s Federal style structure with clabber siding. - Questions the proposed colors, particularly for the shutters and flower boxes, and suggests the need for contrast. <p>Oliver</p> <ul style="list-style-type: none"> - Not in favor of an all-white color scheme. - Suggests that there should be some contrast in the colors, considering the neighboring houses. - Questions whether there should be an effort to tie the two structures together since the other building is all gray. <p>Paul</p> <ul style="list-style-type: none"> - Prefers the current color scheme with some contrast. - Suggests considering alternative trim colors and contrasting shutter colors. - Thinks the color change on the main house should be settled before discussing the color of the structure in the rear. <p>Coombs</p> <ul style="list-style-type: none"> - Believes an all-white color scheme is excessive. - Prefers some color on the building to avoid a monotonous appearance. - Would like to see color suggestions for the property. <p>Camp</p> <ul style="list-style-type: none"> - Against an all-white color scheme. - Suggests using Quaker gray for the shutters and possibly for the garage door to introduce some contrast. - Open to exploring this color scheme further to see how it looks. 			
Motion	Motion to hold for revisions making the proposal less monotone and giving the board some color options. (Camp)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Oliver, Paul, Coombs		Certificate #	HDC2023-

20. Girard Ruddick	6 Bayberry Sconset	Fenestrations Rev 07-6612	49/92	Thornewill Designs
Voting	Welch, Camp, Coombs, Oliver, Patten			
Alternates	Pohl, Patten			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Carrie Thornewill			
Public	-			
Concerns	<p>Holly Backus</p> <ul style="list-style-type: none"> - Main concern is the visibility of the garage doors on the rear elevation, especially on the South side. <p>Coombs</p> <ul style="list-style-type: none"> - Raised concerns about the garage door opening that allows a drive-through configuration, mentioning that there used to be a rule against such designs. - Had no issues with the windows and other aspects of the design. <p>Oliver</p> <ul style="list-style-type: none"> - No concerns due to lack of visibility. <p>Camp</p> <ul style="list-style-type: none"> - Not concerned if not visible. But is concerned about two garage doors facing each other as Diane stated. <p>Patten</p> <ul style="list-style-type: none"> - Shares Abby's and Diane's concern about the garage doors facing each other. <p>Welch</p> <ul style="list-style-type: none"> - Expressed that he initially had no concerns about the garage design but acknowledged Diane's point about visibility. - Mentioned that this garage is likely to be less visible due to its location behind vegetation and segregation from the yard, so he is okay with it as submitted. 			
Motion	Motion to approve with the doors going to natural to weather with no windows. Per exhibit A. (Camp)			
Roll-call Vote	Carried 4-1 // Welch, Camp, Oliver, Patten // Coombs-nay		Certificate #	HDC2023-

21. Colby Crenshaw 24 Almanack Pond Rev 5329 Side chimney 25/37 Thornewill Designs

Voting Welch, Coombs, Oliver, Paul, Patten
 Alternates Pohl, Camp
 Recused Thornewill
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Luke Thornewill**
 Public -
 Concerns

- Paul**
- Stated that he believes the proposal is fine as submitted because it matches the house, uses natural clapboard, and is in line with the other buildings on the property.
- Patten**
- Is fine with this project.
- Oliver**
- No concerns.
- Welch**
- No concerns.

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

22. Randy Sharp 49 Meadowview Dr Addition 56/390 Thornewill Designs

Voting Pohl, Welch, Coombs, Oliver, Patten
 Alternates Camp, Paul
 Recused Thornewill
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Carrie Thornewill**
 Public -
 Concerns No concerns.

Motion **Motion to approve. (Oliver)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten Certificate # **HDC2023-**

23. Pixie Hollow LLC 109 Tom Nevers Rd New Dwelling 91/27 MCA+

Voting Pohl, Welch, Coombs, Oliver, Paul
 Alternates Camp, Patten
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, advisory comments.
 Representing **Marc Cutone**
 Public -
 Concerns

- Welch**
- Suggested adding specific dimensions, such as length, width, and height, to facilitate a quick understanding of the project when viewed on the public website.
 - Expressed that given the likely lack of visibility, he has no concerns about the design of the structure.
- Coombs**
- Agreed with Stephen's comments and expressed her preference for preserving the existing building on the property, if possible, instead of demolishing it.
- Oliver**
- Expressed concern about the lack of a front door on the dwelling, particularly when the building is visible from the road.
- Paul**
- Mentioned existing building lacked a visible front door from the road.
 - Expressed approval of the proposed design and suggested shingling the shed dormers with cottage corners to better blend into the roof.
 - Mentioned concerns about the cheek walls of the dormers.
- Pohl**
- Expressed agreement with Joe's suggestion to shingle the shed dormers with cottage corners for better blending into the roof.

Motion **Motion to approve through staff with the shed dormers changed to shingles with cottage corners. (Paul)**
 Roll-call Vote Carried 5-0 // Pohl, Welch, Coombs, Oliver, Paul Certificate # **HDC2023-**

24. Nantucket Yacht Club		1 South Beach St	Alterations/Fenestration	42.4.2/12	Emeritus
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Camp, Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Matt MacEachern				
Public	-				
Concerns	<p>Holly Backus</p> <ul style="list-style-type: none"> - Expressed agreement with Matt's proposal to approve the application, as the existing architectural features are retained, and the expansion of the deck is considered acceptable and appropriate. - Mentioned the appreciation for the historical information provided. <p>Oliver</p> <ul style="list-style-type: none"> - No concerns. <p>Patten</p> <ul style="list-style-type: none"> - No concerns. <p>Welch</p> <p>Expressed his opinion that the proposed project is approvable, given the specific circumstances of its location, limited public visibility, and integration into the existing structure.</p> <ul style="list-style-type: none"> - Emphasized the importance of distinguishing cases like this one for future reference. 				
Motion	Motion to approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver. Patten		Certificate #	HDC2023-	
25. Allan Meyer		9 Flintlock Rd	Add platform deck	75/92	Topham Design
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Joe Topham				
Public	-				
Concerns	<p>Oliver</p> <ul style="list-style-type: none"> - Mentioned that the entire structure is intended to be left natural to weather and expressed some uncertainty but ultimately did not propose any changes. <p>Welch</p> <ul style="list-style-type: none"> - Shared Val's concern about visibility but trusted Joe's assessment. - Mentioned being more concerned about the other deck-related aspects and expressed his intention to provide input during revisions. <p>Camp</p> <ul style="list-style-type: none"> - Expressed concerns about the design of the new balcony skirt, which she finds odd due to its connection with the angled roof. - Mentioned the need for a solution to address this issue. <p>Coombs</p> <ul style="list-style-type: none"> - Expressed her concern about the proposed balcony and its impact on the building's design. She would prefer a simpler design that integrates better with the existing structure. 				
Motion	Motion to approve through staff subject to exhibit A. Removing the post down underneath the skirt of the deck and just have the vertical boards. (Welch)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-	
26. Rhodes Trust		125 Main St	Rev 8492/door change	42.3.3/49	Gryphon Arch
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Patten, Paul				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing	Ethan Gryphon				
Public	-				
Concerns	<p>Holly Backus</p> <ul style="list-style-type: none"> - No concerns 				
Motion	Motion to approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-	

27. ABCET LLC	56 Baxter Rd	Hardscape driveway	49/54.1	Will Stephens
Voting				
Alternates				
Recused				
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing				
Public				
Concerns	Application not opened.			
Motion	No action.			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-

VI. OLD BUSINESS 08/15/2023

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 22N LP	22 Nonantum Ave	MH Addition	87/19	Botticelli +Pohl
Voting	Welch, Camp, Coombs, Oliver, Paul			
Alternates	Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Lisa Botticelli			
Public	-			
Concerns	No concerns.			
Motion	Motion to approve as submitted. (Paul)			
Roll-call Vote	Carried 5-0 // Welch, Camp, Coombs, Oliver, Paul		Certificate #	HDC2023-

2. George Metri 05-8496	12 Angola St	New dwelling	55.4.4/78	Topham Design
Voting	Pohl, Welch, Camp, Coombs, Thornewill			
Alternates	Paul, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing				
Public				
Concerns	Application not opened.			
Motion	No action.			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-

VI. INCOMPLETE OR NEED MORE INFORMATION

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Heidi Mitchell	73 Vestal St	Rooftop Solar	56/192	Cotuit Solar
	<ul style="list-style-type: none"> Need two separate applications as it is two separate structures. 			
2. Beverly Dammin	12 New Mill St	Mini Splits	55.4.4/45	South shore
	<ul style="list-style-type: none"> Need information on how it will be screened; HDC approval does not mean that this location is zoning compliant with respect to setbacks" 			
3. Joseph Minella	9 Gyngy Ln	Solar Roof	41/851	Ack Smart
	<ul style="list-style-type: none"> Need roof change color 			
Voting	Pohl, Welch, Camp, Coombs, Oliver;			
Alternates	Paul, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Tobias Glidden			
Public	-			
Concerns	Welch- Explained that the solar panels were proposed on the right and southern sides of the lot, which are less visible from public view.			
Motion	Motion to reconsider 9 Gyngy Ln after being marked incomplete due to lack of information. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-
Motion	Motion to approve as submitted. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-

4. Daryl Hanna	4B Back St	Color Change	55/358.1	Daryl Hanna
<ul style="list-style-type: none"> • Need historical information. 				
Voting	Pohl, Welch, Camp, Coombs, Oliver			
Alternates	Paul, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Daryl Hanna			
Public				
Concerns	Holly Backus- States that while the proposed structure is a unique infill, it's appropriate for the area given its location and the fact that it's consistent with the other structures in the vicinity.			
Motion	Motion to re-open 4B Back St after being marked incomplete due to lack of historical information. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-
Motion	Motion to approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver		Certificate #	HDC2023-
5. Pixie Hollow LLC	109 Tom Nevers Rd	Move off /demo dwelling	91/27	MCA+
<ul style="list-style-type: none"> • Need as-built. 				
6. Thomas Schwenke	14 Hummock Pond	Move off/ demo shed	56/17	Structures Unltd
<ul style="list-style-type: none"> • Need more historical information and confirmation that is on the actual lot. 				
7. 43 W Miacomet LLC	43 W Miacomet Rd	Move off/ demo structure	86/13.2	Emeritus
<ul style="list-style-type: none"> • Need as-built. 				
8. Isaiah Truyman	10 Polliwog Pond	Move on Garage	55/423.4	Isaiah Truyman
<ul style="list-style-type: none"> • Needs updated site plan & photos of main house. 				
Voting	Pohl, Welch, Coombs, Oliver, Paul.			
Alternates	Camp, Patten			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing	Isaiah Truyman			
	<ul style="list-style-type: none"> - Focus on addressing the need for photographs of the actual house and a clarified plot plan indicating the location of the protruding storage unit, explaining the challenges in obtaining accurate drawings due to time constraints and prior complications with another garage project. 			
Public	-			
Concerns	Paul			
	<ul style="list-style-type: none"> - Comments include concerns about the proposed garage being forward of the main house and the mismatch between the building's footprint and the site plan. - Mentions the absence of photographs of the existing house, which makes it challenging to evaluate the proposal properly. 			
	Welch			
	<ul style="list-style-type: none"> - Comments emphasize the need for clarification in the application, particularly regarding the site plan and drawings. - Once these issues are addressed, he believes the review can proceed more straightforwardly. - Comments focus on suggesting a different location for the proposed structure, with the bump-out facing Pollywog Road and the doors facing the yard, to make it more approvable and less prominent. - Mentions the practicality of incorporating cobbles in the grass for driving over. 			
Motion	Motion to reconsider 10 Polliwog Pond after being marked incomplete due to lack of information. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Paul		Certificate #	HDC2023-
Motion	Motion to hold for revisions for next Tuesday's meeting. (Welch)			
Roll-call Vote	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Paul		Certificate #	HDC2023-
9. Karen/Sanjeev Mehra	10 Orange St	Fence	42.3.1/103	Sanjeev Mehra
<ul style="list-style-type: none"> • Needs site plan & details of the fence. 				
10. Donald Hart	2 Gloucester St	New dwelling	71.3.2/351	Structures Unltd
<ul style="list-style-type: none"> • need photos of existing house and site to assess this structure properly in context but need more info. 				
11. Maynard-Greenberg	18 Midland Ave	Addition	59.3/165	Christopher Hall Architect
<ul style="list-style-type: none"> • Revisions are not identified w/required cloud bubbles; also, show existing elevation on same sheet as proposed elevations (1/8" scale is appropriate where more than one proposed elevation is shown on a sheet). 				

VII. COMMISSIONER'S DISCUSSION

- Exploration of HDC-recommended, zoning overlay district: "Ranch Protection Overlay District – Hooper Farm Area

Discussion

Welch

- Suggesting the creation of a zoning overlay district, the Ranch Protection Overlay District (RPOD), to address concerns about the preservation of mid-century ranch-style homes in the Hooper Farm area.
- Emphasizes the need to protect the historic identity created by these ranch structures, which are currently under redevelopment pressure.
- The goal of RPOD is to promote the preservation and enhancement of low-profile ranch massing while offering incentives for property owners, such as increased ground cover and the ability to move structures closer to the street. Stephen believes this strategic incentivization will help retain the character of the area and channel redevelopment energy productively.
- Acknowledges that this proposal needs further discussion and potential recommendations to the planning board.
- Emphasized the importance of considering cubic volume, not just ground coverage, when incentivizing single-story development.
- Believes that this concept should be discussed further with the Planning Board and the community to promote the character and setting development that aligns with the HDC's goals.

Pohl

- Supports Stephen's idea of creating incentives for property owners to preserve ranch-style homes in the Hooper Farm area.
- Acknowledges the legal challenges associated with simply mandating the preservation of ranch houses.
- Suggests that offering incentives, such as increased ground coverage or the ability to move structures closer to the road, could be a more effective approach.
- Recognizes that implementation may be challenging, Ray believes it is worth pursuing.
- Raises the point that the cutoff year for historic buildings is 1975, but most of the ranch-style homes in question were built between 1960 and 1970.
- Asks for confirmation regarding whether these ranches are considered contributing buildings according to national and state survey forms.

Holly Backus

- In response to Ray's question Holly states, they are contributing structures towards the historic district.

Oliver

- Appreciates the proposal and the idea of preserving the character of the Mid Island area.
- Sees it as a way to maintain the working-class vibe and cultural heritage of the region.
- Believes that allowing structures to be closer to the street is a way to address the pressure for increased development in the area while keeping its unique character intact.
- Expresses support for the concept.

Paul

- Suggests a trade-off approach in zoning where single-story structures under a certain height threshold (e.g., 16 feet) receive double the amount of ground cover allowance as an incentive.
- This could encourage more single-story structures and help preserve ranch-style homes.
- Believes such a zoning change could positively impact island-wide development.

Coombs

- Suggested working with zoning to implement regulations that specifically approve only one-and-a-half-story houses in areas like Hooper Farm and Gold Star Lane.
- Emphasized the importance of preserving the character of these areas and believes that zoning could play a critical role in achieving this goal.

Camp

- Expressed agreement with the idea of implementing regulations to maintain the existing aesthetic, size, and scale in areas like Hooper Farm and Gold Star Lane.
- Emphasized the importance of taking action before redevelopment pressures lead to significant changes in these neighborhoods.

Approved Minutes –	July 25 & August 1, 2023.
Motion	Motion to approve minutes of July 25 and August 1, 2023. (Welch)
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver
Review Minutes -	
Other Business -	<ul style="list-style-type: none"> • Discussion of Previously Approved Best Practices. • Next HDC Meeting- September 12th at 4pm *HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid
Potential Items for Discussion-	<ul style="list-style-type: none"> • Classification of street trees & vegetating mapping • Discussion of Wind Turbines • Section 106 – Sunrise Wind Farm Project, Intro (update as needed) • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demos • Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:23pm. (Welch)**

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

Submitted by:

Esmeralda Martinez & Adrian Rodriguez

YouTube link: <https://www.youtube.com/live/lbngwBlvXQ?si=vraqwavSd1KG4srOj>

Nantucket Old Historic District

Scotset Old Historic District

Madaket Old Village