



HISTORIC DISTRICT COMMISSION

Minutes March 11, 2025

2 Fairgrounds Road
Nantucket, Massachusetts 02554)

HISTORIC DISTRICT COMMISSION

Stephen Welch, Chairman called the meeting at 4:00 pm

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Holly Backus, Nicky Sheriff, Fiona Johnson

Ray Pohl: motion to approve agenda. Approved Stephen Welch, Val Oliver, Ray Pohl, Angus MacLeod and Abby Camp. In person, Welch, Pohl, Oliver, MacLeod Camp, Paul and Patten. Thornewill is on Zoom

I. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Echert/ Clayton- 12004	9 Ridge Ln	Addition	38/87	Normand Residential VO	
2.	Cohen Steven Tr/Area 51 Tr- 12001	51 W Miacomet Rd	Wall Material change	81/52	Ahern LLC	VO
3.	Ryan Lanagan- 12002	5 Bluet Court	Shed	68/345	Self	VO
4.	McCarthy Pat & Patricia- 12005	9 Cow Pond Ln	Deck	55/609	Pat McCarthy VO	
5.	85 Orange St, LLC- 12152	85 Orange St	MH-Historic Determination	55.4.1/27	Chris Anderson	HB
6.	85 Orange St, LLC- 12151	85 Orange St	Rear House Historic Determination	55.4.1/27	Chris Anderson	HB

Board: Welch, Camp, Pohl, MacLeod and Oliver

Oliver made the motion to approve the Consent items motion carries unanimously.

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.	Carrie Phillip- 12133	151 Surfside Rd	Spa, patio, OD Kitchen	80/36.1	Borislav Iliev	JP
	<i>• Spa and outdoor kitchen not to be visible at time of inspection and in perpetuity.</i>					

Board: Welch, Camp, Pohl, MacLeod and Oliver

Oliver made the motion to approve the Consent with Conditions items motion carries unanimously.

III. NEW BUSINESS- PREVIOUSLY HELD BY THE COMMISSION

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	M Robert Sarkisian- 11889	8 N Mill St	House move on site 5'	55.4.4/78.2	Self	VO

Board: Welch, Pohl, MacLeod, Camp and Paul

Holly Backus: This new dwelling, located within the Quaker neighborhood and the Old Historic District, has been reviewed by the HDC multiple times in 2023 due to various challenges. The primary issue is that the house was built 5 feet closer to Angola Street than the originally approved plan, without obtaining an amended Certificate of Appropriateness. Additionally, the 10-foot sewer easement along Angola Street was reduced, allowing the house to be placed just 5.5 feet from the property line. The original Certificate of Appropriateness (COA) approved an 8-inch to 14-inch exposed height for the foundation, finished with water-struck brick veneer. However, the proposed landscaping plan may not be feasible due to restrictions within the sewer easement, and further clarification is needed regarding what can be planted in that area. Other modifications to the plan include a proposed basement access on the south elevation and the removal of a previously approved window well on

the north elevation. Holly noted that the photos provided by the applicant clarified the existing grade conditions and the changes made to the property. The key points are the unapproved 5-foot move of the house, the impact on landscaping due to the sewer easement, and the other minor design changes from the original approval.

Mickey Rowland, et al. The key points are the group's concerns about the loss of vegetative screening and the steepness of the grade created by the building's new location closer to the street.

The board members expressed disappointment and concern over the unauthorized 5-foot shift of the building closer to Angola Street, as it deviated from the originally approved plan. Several commissioners pointed out the significant change in the building's footprint and massing compared to the initial approval, noting its impact on the streetscape and the character of the neighborhood. There were also concerns about the steep grade changes necessary to align the new building location with the existing Angola Street grade and how this might affect the building's visual appearance. The board discussed the sewer easement along Angola Street, recognizing that it would limit the ability to provide adequate vegetative screening to mitigate the building's proximity to the street. While some commissioners acknowledged a "silver lining" in the change, as it increased the separation between the main house and the garage, they still felt that the move was inappropriate. Overall, the board was highly critical of the unauthorized alterations, concluding that the new location did not adhere to the HDC's guidelines and standards for the neighborhood.

The key themes were the dramatic change in the building's siting, the impact on the streetscape, and the challenges posed by the sewer easement in mitigating the visual effects.

Pohl: made a Motion for commissioners to conduct a site visit to study potential solutions, including deciding and receiving a section and cross-section to illustrate the changes between the proposed and existing conditions. Carries unanimously.

2.	M Robert Sarkisian- 12154	8 N. Mill St	Revision hardscape	to	55.4.4/78.2	Self
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Board: Welch, Pohl, MacLeod, Camp and Paul

Pohl made the motion to hold application to Track

Passed unanimously

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

Stephen Welch and Holly Backus discussed several key points. Stephen inquired about updates or changes to the online documentation for the agenda, to which Holly confirmed that the view packs contained all the current information, with no new images added. Stephen suggested marking updated old business items with different shades of gray to help commissioners focus on relevant changes, and Holly assured that everything uploaded for the meeting had been updated unless it had been overlooked previously. Additionally, Stephen noted that Holly would be needed for the ongoing discussion of the 8 North Mill Street case at the next meeting, and Holly confirmed her availability to provide further comments or information as needed. The main focus was on ensuring the commissioners had up-to-date materials and coordinating Holly's participation in future meetings.

V. OLD BUSINESS- COMMISSIONER REQUESTED- VIEW FOR 2/24/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Dukes Rd Tr /S. Cohen Tr- 11860	2 Dukes Rd	Revisions to Move only	41/187	Levesque Builders CP

Board: Welch, Camp, MacLeod, Patten and Paul; recused Pohl.

The board reviewed the property and building on-site prior to the meeting and expressed concern about the proposed demolition of a contributing historic structure. One member viewed the situation as a "demolition of convenience," arguing that the building should not be demolished since it was not condemned but was instead moved to facilitate land development. Another member suggested a one-month intensive effort to find a new location or owner for the historic house, involving various stakeholders and experts. Some members expressed a growing reluctance toward demolitions, with one proposing that the HDC adopt a policy to prevent the demolition of buildings over 75 years old to provide clearer guidelines. Other members acknowledged the owner's difficulty in finding a new owner but also recognized the historic value of the structure. In the end, the board unanimously decided to hold the application for one month, allowing time for further efforts to preserve and relocate the building instead of approving its demolition. The key themes of the discussion were the board's desire to preserve the historic structure and explore all possible options for relocation.

Camp made the motion to Hold for a month to find a new location for this historic house. Motion passes unanimously.

VI. OLD BUSINESS- COMMISSIONER REQUESTED VIEW FROM 3/4/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Keane, John- 11881	4 E Chestnut St	Platform lift	42.3.1/101	Self SW

Board: Pohl, Camp, MacLeod, Patten and Oliver.

Mickey Rowland, et al expressed concern that the proposed location of the accessibility platform detracts from the historic appearance of the front of the building.

Some board members were open to approving the platform in the proposed front location on a "test case" basis to assess its functionality, with one suggesting the top 8 inches be made white to match the building's water table for better integration. However, a commissioner opposed the location, arguing it was a "bulky, modern element" that detracted from the historic structure in the core historic district. Ultimately, a motion was made to approve the platform on a test case with the condition that the existing summer reception station remain in place, and this was supported by several commissioners.

Oliver made the motion to approve as a test case. Pohl, Oliver Camp and Patten approved MacLeod was a no Motion passes

VII. OLD BUSINESS 03/04/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 3 Pops Lane Holding Tr- 11083	3 Pops Ln	New Dwelling	60.2.4/64.1	MCA+

Board: Welch, Pohl, MacLeod, Oliver and Paul

The board members involved in the discussion were generally supportive of the design approach, appreciating the single-story massing and muted color palette.

One member noted that the horizontal, low-scale nature of the design suited the landscape better than the typical two-story structures.

Others were open to revisions, suggesting the possibility of converting some gable roofs to eaves for added character. Suggestions also included making the top 8 inches of the connectors white to blend better and reconsidering the black roof color. While the commissioners felt the overall massing and structure breakup were improvements, they suggested refinements. The board unanimously voted to open the application for revisions, allowing the applicant to address their feedback. The main themes were support for the single-story, horizontal design, with specific suggestions for enhancement.

Welch's comments on the 3 Pops Lane application were constructive and focused on refining the design to better align with Nantucket's architectural character. He appreciated the single-story, horizontal approach but recommended lowering the gable heights by two feet, citing concerns with the 10-foot top plates and eight-foot windows. He also suggested breaking up the 124-foot structure through use of connectors or angled elements to reduce perceived mass. Additionally, he advised exploring E-forward or alternate roof orientations and shifting toward more natural shingled surfaces, moving away from black and green in favor of materials that weather traditionally. Overall, he viewed the needed adjustments as modest and achievable without major redesign.

Pohl's comments on the 3 Pops Lane application were constructive yet cautious, emphasizing the need for greater alignment with neighborhood context. While he acknowledged the applicant's defense of gable-forward forms, he expressed concern about the "sawtooth arrangement" created by the multiple gables—especially the triple gable—facing the water, which he felt didn't allow the building to "hunker" like other nearby structures. He encouraged the applicant to explore more eave-forward alternatives to reduce visual complexity. On materials, he was initially concerned about color but was reassured using natural weathering cladding.

Overall, he remained skeptical and urged further design refinement to achieve better integration with Madaket's architectural character.

Oliver's comments on the 3 Pops Lane application were generally supportive but focused on areas for refinement. She appreciated the low-lying, single-story massing and muted color palette, and noted the presence of cottage corners eliminating trim as a positive. However, she was concerned that the uniform eave heights created a design that lacked the character of a house that had evolved over time. Val recommended removing two flat connectors to improve authenticity and suggested switching from black to gray, using all natural weathering shingles. While she saw potential in the design, she felt it needed "a little more finessing" to better align with the historic Madaket aesthetic.

Paul expressed overall support for the 3 Pops Lane application, viewing the design as a sensitive and context-appropriate response to the neighborhood. He appreciated the low height (under 20 feet), the lowered first-floor elevation, and the horizontal, single-story approach. He acknowledged improvements from earlier iterations, particularly in scaling back contemporary elements, and noted that few windows would be highly visible from the water. While open to adjusting some gable orientations, he did not see them as critical issues. Joe emphasized the design's compatibility with the lot and supported it as a well-considered proposal.

MacLeod was generally supportive of the 3 Pops Lane application, praising its low, horizontal design as a strong response to Nantucket's landscape and contrasting it favorably with taller, less context-sensitive two-story structures. He appreciated how the 124-foot width was visually broken into multiple masses, avoiding a monolithic appearance, and noted the thoughtful separation of fenestration. While open to potential refinement.

Pohl made the motion to Hold for revisions and to hold the Guest House, Garage and Pool to Track, motion passes unanimously.

2. 3 Pops Lane Holding Tr- 11084	3 Pops Ln	Guest House	60.2.4/64.1	MCA+
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TRACK

3. 3 Pops Lane Holding Tr- 11087	3 Pops Ln	Garage	60.2.4/64.1	MCA+
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TRACK

4.	3 Pops Lane Holding Tr- 11085	3 Pops Ln	Pool	60.2.4/64.1	MCA+
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TRACK

5.	85 Orange LLC- 10613	85 Orange St	Addition	55.4.1/27	Chris Anderson
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Board: Welch, Pohl, MacLeod, Paul and Patten

The existing condition drawings for the historic building were described as "grossly inaccurate" and did not reflect the actual structure. It was noted that the board had previously required these drawings to be reviewed and approved before the hearing could proceed, but this had not happened. The board agreed that the drawings were unacceptable and did not meet the standard needed for reviewing proposed renovations. Specific inaccuracies in the front elevation drawings, such as window placement and sizes, were pointed out. The board suggested that the applicant consider laser scanning the building to create accurate as-built drawings, providing a solid foundation for any design changes. A motion was made to hold the application until the applicant could submit revised, accurate existing condition drawings, which was supported by the board. The key focus was ensuring proper documentation of the existing building before reviewing renovation plans to avoid potential issues during construction.

Welch made the motion for additional information and that the two other applications TRACK. Motion carries unanimously.

6.	85 Orange LLC-10609	85 Orange St	Rear Hardscape	55.4.1/27	Chris Anderson
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TRACK

7.	85 Orange LLC- 10610	85 Orange St	Front Hardscape	55.4.2/27	Chris Anderson
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TRACK

8.	32 Hulbert Rear Lot TR- 11769	27 Willard St- VIEW	New Dwelling	29/72.2	Botticelli & Pohl
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Board: Welch, MacLeod, Oliver, Paul and Patten

Paul made the motion to approve as submitted. Carries unanimously.

9.	11 Pine Realty Trust- 11778	11 Pine St	Main house addition/reno	42.3.3/24.1	WAPD
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Board: Welch, Oliver, Camp, MacLeod, and Patten

The board appreciated the changes made to the front entry door and the spacing of the windows on the right mass. The main concern was the double-story fenestration on the north elevation, which some members felt was visible and inappropriate. The board suggested the applicant provide additional photos showing the visibility of the north elevation from Summer Street, along with precedent examples of similar double-height fenestration in the area. While the board was generally open to approving the rest of the application, they requested that the applicant either eliminate the double-stacked French doors on the north elevation or replace them with a centered window above the lower-level French doors.

MacLeod Made a Motion to approve through Exhibit A. Motion carries unanimously

10.	11 Pine Realty Trust- 11775	11 Pine St	Demo Garage	42.3.3/24.1	WAPD
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Board: Welch, Oliver, Camp, MacLeod, and Patten

The board reviewed the additional photos provided by the applicant showing the condition of the existing garage structure. Some members felt that, although built with recycled materials, the garage was in reasonably good shape and could be reused instead of demolished. The board noted that they had previously required applicants to reuse existing structures, even if they were not in ideal condition. They expressed a desire to see the applicant incorporate the existing materials from the garage rather than simply demolishing it. The board made a motion to hold the application for revisions that would outline how the applicant plans to reuse the existing garage materials instead of demolishing the structure.

MacLeod made the motion to hold the application for revisions that would show how the applicant plans to make use of the existing garage materials, rather than just demolishing the structure. The board wanted the applicant to provide more information on the extent to which materials from the existing garage would be salvaged and reused in the new construction. Motion does not pass Welch, Oliver, Patten appose and Camp and MacLeod in favor

Camp made a new motion to approve the demolition of the existing garage, but with a condition/restriction that the applicant must deconstruct the garage and reuse any reusable materials from the existing structure in the new garage construction. Carries unanimously

11.	11 Pine Realty Trust- 11777	11 Pine St	New Garage	42.3.3/24.1	WAPD
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Board: Welch, Oliver, Camp, MacLeod, and Patten

The board suggested the applicant use a simple plank door instead of the proposed door with a frame around it. They also recommended removing the water table detail at the bottom, allowing the shingles to go straight to grade. Additionally, the board encouraged the applicant to incorporate and reuse materials from the existing garage structure into the new garage where possible. Overall, the board was supportive of the new garage design, provided the applicant addressed the specific design details mentioned. A motion was made to approve the new garage application, with the conditions that the door design be revised to a simple plank door, the water table detail be removed, and reused materials from the existing garage be incorporated wherever feasible.

Camp made the motion to hold for revision. Motion carries unanimously

12. 11 Pine Realty Trust- 11776	11 Pine St	New Shed	42.3.3/24.1	WAPD
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Board: Welch, Oliver, Camp, MacLeod, and Patten

Oliver: Motion to approve as submitted, all in favor

13. Brian Nester- 11525	4 E Lincoln Av	New Dwelling	42.4.1/49	NAG
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Board: Welch, Oliver, Pohl, Camp and MacLeod

Welch read the comment of Backus (Preservation Planner) The new dwelling at 1 ¾-story is appreciated, particularly in relation to the example photos, which provide a clear view of the streetscape. The revisions demonstrate an infill dwelling that thoughtfully incorporates a mixture of building forms and styles within the neighborhood. The inclusion of gable sheds is a positive feature, and while the overall height could benefit from additional massing, this design is still considered appropriate for the area.

The board reviewed the comments from the Preservation Planner, which were generally supportive of the revised design as an appropriate infill dwelling for the neighborhood. Some members felt the gable on the front dormer was too prominent and busy, suggesting a simpler shed dormer would be more suitable. There was also discussion about lowering the plate height of the second floor to bring the windows closer to the eave. The board noted that the shutters on the first-floor windows seemed out of place and might be better removed. Overall, the board felt the design was progressing well, but some minor adjustments to simplify the front dormer and improve the window proportions would be beneficial. The board appeared open to approving the application with these minor revisions rather than requiring a full redesign.

Pohl made a motion via Exhibit A: Oliver, Camp and Pohl in favor. MacLeod and Welch were apposed

14. John Wise- 11735	36 Tennessee Ave	New Dwelling	59.4/79	Emeritus LTD
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Board: Welch, Oliver, Paul, Camp and MacLeod

The board reviewed additional photos from the creek view to assess the visibility of the proposed house from that angle. Some members felt that the overall massing and design still lacked the additive quality and Nantucket cottage character they were seeking, even after revisions. Concerns were raised about the second-floor central mass feeling too dominant and not sufficiently differentiated from the lower secondary masses. Suggestions included further lowering the plate heights, ridge heights, and dormer sizes to create more variation in the massing.

The board also felt that the railing design and fenestration, particularly the dormer, were still too complex and needed simplification. There was discussion about incorporating a mud sill detail to help reduce the overall height perception. Overall, while the board felt the design was moving in the right direction, they believed further refinements to the massing, fenestration, and detailing were needed to better align with the Nantucket cottage aesthetic.

Camp made the motion to hold for revisions. Passes unanimously

VIII. OLD BUSINESS 3/11/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket 11596	43 Sherburne	OIH nursing facility	80/1	SMRT Craig Piper

Board: Welch, Pohl, Paul, Camp and MacLeod

Pohl made the Motion to approve through Exhibit A Motion carries unanimously

2.	Town of Nantucket 11592	43 Sherburne	OIH Staff Housing	80/1	SMRT Craig Piper
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Board: Welch, Pohl, Paul, Camp and MacLeod

Paul made a motion to approve as submitted. Approved unanimously

3.	Town of Nantucket 11598	43 Sherburne	OIH nursing Hardscape	80/1	SMRT Craig Piper
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Board: Welch, Pohl, Paul, Camp and MacLeod

Held to be heard at the beginning of next week's meeting 3/18/2025

Motion to adjourn 8:29pm

