



HDC Minutes for March 25, 2025; adopted May 27, 2025

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES

Tuesday, March 25, 2025

4 Fairgrounds Road and Remote Participation via Zoom
Nantucket, Massachusetts 02554

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-chair), Abby Camp, Vallorie Oliver, Angus McLeod
Associate Commissioners: Connie Patten, Carrie Thornewill, Joe Paul

CALL TO ORDER

Chair Welch called the meeting to order at 4:00 pm

Staff in Attendance:	Fiona Johnson , Administrative Specialist; Sara Johnson , Administrative Specialist Holly Backus , Preservation Planner; Cathy Flynn , Land Use Specialist
Attending Members:	Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod, Joe Paul, Connie Patten
Remote Participants:	Carrie Thornewill
Absent Members:	-
Late Arrivals:	Joe Paul at 4:30pm
Early Departures:	-

ADOPTION OF AGENDA

Motion:	Motion to approve the agenda. (Made by: Oliver)
Vote	Carried 5-0 // Pohl, Camp, Oliver, MacLeod, Patten (Aye)

I. RATIFY VOTE FROM 3/18/2025 NEW BUSINESS

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Town of Nantucket-	11598 43 Sherburne	OIH Hardscape	80/1	SMRT/Craig Piper
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Motion:	Motion to approve with adjusting fencing around enclosure and a condition restriction to install exposed aggregate like what was approved at the Hayes property. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

II. OLD BUSINESS 03/11/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent	
1. Johnson, Brendan P Trust-	11852	2 Hamblin Rd	Boat Barn	30/193	Emeritus LTD
Voting:	Welch, Pohl, Camp, MacLeod, Paul				
Alternates:	Patten				
Recused:	-				
Representative:	Matt MacEachern				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Staff Comments:	Holly Backus , Preservation Planner - Located within the Cliff Road neighborhood; it's an infill project. - Main house built in 2014. - Boat barn height is 23'3". - Changes are minor; barn still lacks architectural relationship to main house. - Appreciation for changing board and batten to shingles. - Dormers and cupola remain concerns. - Prior board comments were partially addressed, but further simplification is recommended.				
Public Comments:	-				
Commissioner Comments:	- Preference for the previous entrance door. - Dormers contribute to a pinched appearance; recommends they be set back or removed. - Dormers are taller than those on the main house, too much space between dormer windows and eaves. - Suggests reducing both dormer height and width.				

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	- Cupola remains a concern, preference for its removal. - Building elevation is higher than the main house, possibly due to grade and ceiling height. - Doors under eave suggest height is unnecessary for use case. - Suggests reversing massing to have stepped form back from the street. - Appreciates removal of board and batten for shingles, but mass still too large. - Structure lacks barn-like appearance despite being framed as such. - Overall size (width and height) feels excessive compared to the main house. - Recommends simplification to improve appropriateness and reduce visual impact.
Motion:	Motion to hold for revisions and a view. (Made by: Patten)
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Beach Bucket LLC -11784	14 Silver St	Alterations addition move	55.4.1/182	Emeritus LTD
Voting:	Welch, Camp, Oliver, MacLeod, Patten			
Alternates:	Paul			
Recused:	-			
Representative:	Matt MacEachern			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Circa 1830s George Mirich House; new survey completed. - Addition should be subordinate and extend to the rear per design guidelines. - Gable-front porch replacement with a shed roof is not appropriate. - Proposed gable-forward addition is too large and overwhelms the historic structure. - French doors on the south should be smaller with kick panels. - 3D renderings show addition competes in scale and massing. - Recommend simplifying and reducing the addition. - Plans should show what is removed vs. retained and note height changes. - Neighboring infill is a different but valid vernacular; both should stay distinct.			
Public Comments:	Mickey Rowland , et al. - The addition is aligned with the front facade; typically, additions are set back. - Site plan shows space to move the main house forward to allow separation between front walls. - The addition is similar in size and massing to the existing house, with a slightly taller ridge. - Additions should be subordinate and read as additive. - Agrees with the recommendation to retain the gable over the front door rather than switching to a shed.			
Commissioner Comments:	- The addition remains too similar in size to the historic structure. - Suggest pushing the addition back on the lot to create visual separation and reduce its impact. - Matching eave height with the original house makes the addition feel less additive. - Original gable entry is preferred over the new shed version. - Second floor window on the addition feels too large and draws attention. - Consider flipping the addition to the opposite side to preserve views of the historic structure from the driveway. - A step-down at the connector with a lower top plate and ridge would help with scale and massing. - The inward-facing dormer on the addition is inappropriate and should be removed. - Suggest changing the forward shed roof to a hip to better complement the historic gable.			
Motion:	Motion to hold for revisions. (Made by: Patten)			
Vote:	Carried 5-0 // Welch, Camp, Oliver, MacLeod, Patten (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Siracuse Kraig & Cece- 11532	2L Street	New Dwelling	59.4/261	Brook Meerbergen
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			

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Recused:	-
Representative:	Brook Meerbergen
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - Reduce overall height by 8.5 inches to comply with the Village Height Overlay District (per Chapter 139-17C7) - Relocate outdoor shower off the deck
Public Comments:	-
Commissioner Comments:	- Reduce overall height by 8.5 inches to comply with the Village Height Overlay District (per Chapter 139-17C7) - Relocate outdoor shower off the deck
Motion:	Motion to approve through an Exhibit A taking 8 ½” out of 1st and 2nd floor without changes to roof pitches. (Made by: Pohl)
Vote:	Carried 4-1 // Pohl, Camp, MacLeod, Paul (Aye) Welch (Naye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. Syracuse Kraig & Cece- 11583	2L Street	Garage	59.4/261	Brook Meerbergen
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	-			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	Holly Backus , Preservation Planner - Recommend reconsidering the use of blue doors on the simple Madaket garage; consider a more traditional or muted color			
Public Comments:	-			
Commissioner Comments:	- In favor of the color of the doors.			
Motion:	Motion to approve as submitted. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. Michelle Kalman- 11772	63 Hinsdale	New dwelling	68/963.1	LINK
Voting:	Welch, Camp, MacLeod, Paul, Oliver			
Alternates:	-			
Recused:	-			
Representative:	Tori Ewing			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Lower the dormer face slightly and push it back about one foot. - Change west-facing French doors to either a single door or double doors with kick panels. - Remove the pronounced rake overhang; use flush rakes and eliminate pork chop returns. - Replace two-over-one windows with six-over-one or six-over-six windows. - Ensure the dormer is set back and not flush as shown on the west elevation. - Redesign the front door to appear more like a primary entrance. - Reevaluate overall height, which is nearing 30 feet.			
Motion:	Motion to approve through Exhibit A making modifications to the overhang, leaving windows as-is; pushing dormer back 1' for reduced shingle space instead of flush dormer; extra trim around the front door. (Made by: Oliver)			
Vote:	Carried 3-2 // MacLeod, Paul, Oliver (Aye); Welch, Camp (Naye)			

III. OLD BUSINESS 03/25/2025

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
1. Robert Sarkisian – 11889	8 N Mill St	VIEW Rev. 8052; MH move 5'	55.4.4/78.1	Self
Voting:	Welch, Pohl, Camp, Macleod, Paul			
Alternates:	Patten			
Recused:	Oliver			
Representative:	Robert Sarkisian			

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Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	Holly Backus , Preservation Planner - Submit a cross-section of the site showing proposed vs. existing grade - Update the landscape plan to reflect changes (e.g., replacement of previously approved privet with boxwood) - Consider additional landscaping; boxwood shrubs alone are not sufficient to mitigate the visible foundation height
Public Comments:	Mickey Rowland , et al - Reduce the foundation exposure (currently approximately 2 feet) to match the previously approved height (6–8 inches) - Address the overall building height relative to Angola Street, which now reaches approximately 32.5 feet - Mitigate the increased visual impact caused by the reduced setback (now 5 feet closer to the street than expected) Nathalie Kaufman - Restore or provide equivalent screening that was originally approved but is no longer possible - Clarify and reconcile the revised landscape plan with the original version - Reconsider grading to reduce the unnatural steepness - Explore ways to reduce the visual impact and better conform with the streetscape and neighborhood character, especially along Angola Street Ann Dewez - Reconsider the proximity of the house to Angola Street considering the historic context and neighborhood character - Reduce the house's overall massing and scale to better align with surrounding one-and-a-half-story historic homes - Reevaluate the position and visibility of the house to honor the historic and cultural significance of the Garden of the Sea and Arthur Cooper's legacy - Cross-section was part of the prior motion per transcript (available if needed) - Clarification: one-and-a-half-story houses referenced are around the Garden of the Sea, not the Pony Field Fred Mueller - Reestablish the previously intended 10-foot setback (5-foot zoning + 5-foot sewer easement) along Angola Street to preserve the greenway views - Reevaluate the current placement of the structure to ensure it maintains acceptable sightlines down Angola Street as originally planned
Commissioner Comments:	- Of course! Here's a more condensed version of the suggested changes: - Submit updated streetscape or section drawings comparing approved vs. as-built grade and location - Confirm finished floor height with certified documentation - Run shingles lower to reduce visible foundation - Revise landscape plan with taller plantings for screening (e.g., hydrangeas, grasses) - Clarify or reconsider use of brick veneer - Install temporary on-site mock-ups (plantings, shingle adjustments) to assess impact - Explore adding a curb or retaining element along street edge for visual transition - Provide visuals for both corners facing Angola to evaluate mitigation effectiveness
Motion:	Motion to hold for more information that would give the board a better picture of the final result and include a full-scale mockup. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Pohl, Camp, Macleod, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
2. Robert Sarkisian – 11889	8 N Mill St	Rev. 9409; hardscape	55.4.4/78.1	Self

TRACK WITH THE MH APPLICATION.

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
3. Theodorakos Vaios Tr-11454	79 Pocomo Rd	VIEW Sports Court	15/5	Chip Webster Architecture
Voting:	Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten			
Alternates:	-			
Recused:	-			

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Representative:	Chip Webster
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- Reduce proposed 12' fence height to 8' - Apply the “not visible at time of inspection and thereafter in perpetuity” condition - Eliminate the proposed 12' solid wall or reduce it to 8' if not removed entirely
Motion:	Motion to approve with the condition that the fence be reduced to 8', elimination of the wall on the south side, and that court will not be visible at the time of inspection and thereafter. (Made by: Oliver)
Vote:	Carried 5-0 // Pohl, Camp, Oliver, MacLeod, Patten (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
4. Ate Sandwich, LLC- 11818	8 Sandwich Rd	New Dwelling	54/230.1	Mark Cutone Arch +
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Mark Cutone			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Confirm trim and portico color as gray, matching the gray trim and black sash scheme. - No objections raised to black sashes due to limited visibility. - Lowering the grade and structure is appreciated and considered an improvement.			
Motion:	Motion to approve as submitted. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
5. Ate Sandwich, LLC- 11817	8 Sandwich Rd	Garage/Apartment	54/230.1	Mark Cutone Arch +
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Mark Cutone			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Paint garage doors gray (to match trim), rather than black, for a softer and more appropriate appearance. - Consider using a 10/12 pitch for the gable forward roof to match the main house's more traditional proportions. - While reducing the garage roof height was appreciated by some, one suggestion was to lower the plate and maintain the original steeper pitch instead. - Despite comments, most agreed limited visibility makes these changes optional rather than critical.			
Motion:	Motion to approve with the garage door color to match the trim gray. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
6. Ate Sandwich, LLC- 11816	8 Sandwich Rd	Shed	54/230.1	Mark Cutone Arch +
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Mark Cutone			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No concerns.			
Motion:	Motion to approve as submitted. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
7. Ate Sandwich, LLC- 11815	8 Sandwich Rd	Pool	54/230.1	Mark Cutone Arch +
Voting:	Welch, Pohl, Camp, MacLeod, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Mark Cutone			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- No concerns.			
Motion:	Motion to approve with the condition that the pool is not visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. (Made by: MacLeod)			
Vote:	Carried 5-0 // Welch, Pohl, Camp, MacLeod, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
8. Smiley 15 N. Water, LLC- 11765	15 N. Water ST	Rev. 10399; Roof/trim clr	42.4.2/50	Normand Residential

HOLD PER APPLICANT

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
9. Andrew Calder- 11862	93 Main St.	Window alterations	42.3.3/17	JB Studio
Voting:	Pohl (Sitting Chair), Camp, MacLeod, Patten, Welch (Mullen)			
Alternates:	-			
Recused:	-			
Representative:	Juraj Bencat			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	Mickey Rowland , et al - Specify the window manufacturer to ensure the use of appropriate windows.			
Commissioner Comments:	- No concerns			
Motion:	Motion to approve with the condition that the entirety of the application save for the cricket will go to a like-kind application to be reviewed for normal practice by Holly Backus and the Cricket is approved. (Made by: Welch)			
Vote:	Carried 5-0 // Pohl, Camp, MacLeod, Patten, Welch (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
10. Nantucket Vestal, LLC -11879	22 Vestal St	Fence/driveway/apron	41/39	Demaio Design
Voting:	Pohl (Acting Chair), Camp, MacLeod, Paul, Patten			
Alternates:	-			
Recused:	-			
Representative:	Nick Demaio			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:				
Public Comments:	Mickey Rowland , et al - Continue the brick sidewalk with granite curb to match the adjacent property (e.g., 18 Vestal).			
Commissioner Comments:	- Holly Backus's comments read by the board: Source new granite curb through DPW using historic granite with no hard edges. - Move the 42-inch-high fence back one full section so it transitions behind the neighbor's front facade. - Source granite curbing through DPW using antique granite with softened/rounded edges. - Consider using brick laid on its short edge (e.g., roll lock or soldier course) for the apron if a distinction between driveway and sidewalk is desired, but a standard running bond is acceptable given the context.			

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Motion:	Motion to approve by moving fence more section away from road. Granite curbing follows the same detail that is on East side. (Made by: MacLeod)
Vote:	Carried 5-0 // (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent	
11. Dream North, LLC- 11904	28 Shimmo Pond Rd	VIEW	Pickleball court	45/167	Richdale Development
Voting:	Pohl (Acting Chair), Camp, Oliver, Macleod, Thornewill				
Alternates:	Patten				
Recused:	-				
Mullin:	Welch				
Representative:	Rich Craddock				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Staff Comments:	-				
Public Comments:	-				
Commissioner Comments:	- Recommend backfilling against the 8-foot wall on the left side to minimize exposure - Ensure fence on top is natural to weather - Confirm that the project is not visible from public views such as the beach or Shimo Pond Road				
Motion:	Motion to approve with the condition that it is not visible at time of inspection and in perpetuity. (Made by: Camp)				
Vote:	Carried 5-0 // Pohl, Camp, Oliver, Macleod, Thornewill (Aye)				

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
12. CMR 11 Osprey, LLC- 9772	11 Osprey Way	Main Dwelling	82/3	Christopher Hall Arch.
Voting:	Welch, Camp, Oliver, Thornewill, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Chris Hall			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Consider changing the flat roof over the front door to a shallow pitched roof for better architectural presence - Maintain attention to mitigating visibility through the structure, especially if adjacent cottages are delayed in construction - No other changes recommended due to overall appreciation of revisions, massing, and material choices			
Motion:	Motion to approve as submitted. (Made by: Camp)			
Vote:	Carried 5-0 // Welch, Camp, Oliver, Thornewill, Paul (Aye)			

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
13. CMR 11 Osprey, LLC- 9771	11 Osprey Way	Second Dwelling	82/3	Christopher Hall Arch.
Voting:	Welch, Camp, Oliver, Thornewill, Paul			
Alternates:	Patten			
Recused:	-			
Representative:	Chris Hall			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Consider adding a subtle architectural break on the main mass of the south elevation to avoid static repetition of five aligned windows - Explore incorporating a shed element or similar massing feature to enhance visual interest on the street-facing elevation - No other changes recommended; general consensus is that the design is appropriate given visibility and context			
Motion:	Motion to approve as submitted. (Made by: Paul)			
Vote:	Carried 5-0 // Welch, Camp, Oliver, Thornewill, Paul (Aye)			

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Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
14. CMR 11 Osprey, LLC- 9767	11 Osprey Way	Rev. 7211; pool/hardscape	82/3	Christopher Hall Arch.

Voting:	Welch, Camp, Oliver, Thornewill, Paul
Alternates:	Patten
Recused:	-
Representative:	Chris Hall
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Commissioner Comments:	- Consider reducing the size and length of the pool house, as it currently feels comparable in scale to the main house - Evaluate the extent of hardscaping across the site, particularly between structures and around the pool, which may be excessive for the rural context - Confirm lack of visibility from Osprey Way and elsewhere; if confirmed, visibility concerns may be mitigated - No changes suggested to vegetation or landscape approach, which was praised for its naturalistic execution
Motion:	Motion to approve with the condition that the pool is not visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application. (Made by: Paul)
Vote:	Carried 3-2 // Welch, Camp, Paul (Aye) Thornewill, Oliver (Naye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
15. 85 Orange, LLC- 10613	85 Orange Street	Addition	55.4.1/27	Christopher Anderson

Voting:	Welch, MacLeod, Patten, Paul
Alternates:	
Recused:	-
Representative:	Chris Anderson
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	Mickey Rowland, et al - Improve detailing of both front stoops - Correct windowsill drawings and identify the window manufacturer to confirm appropriateness - Reduce width of the roof walk and either provide historical evidence of a previous roof walk or remove it - Correct labeling error on elevations (north labeled as south) - Redesign the gable addition and connecting shed roof to reduce two-story massing; suggest converting to a one-story shed addition for better additive massing
Commissioner Comments:	- Holly Backus's comments read by the board: Add existing floor plans to show historic partition locations; change roof walk color from white to natural to weather (NTW) - Confirm Boston Sash as the window manufacturer in the application - Revise front stoop details and windowsill drawings (eliminate bottom of picture frame, show traditional sill) - Correct cardinal points on elevation drawings (north labeled as south) - Add existing floor plans - Reduce width of roof walk and provide historical evidence of its existence or remove it - Modify "south" elevation (York-facing): redesign or reduce second gable, consider using a hip roof to reduce perceived length - Modify opposite "south" elevation: make roof over leftmost mass a hip to reduce perceived length - Deepen front stoop by at least one foot (6" each side) - All trim and door color should be natural to weather (NTW) - Consider using hip roofs to differentiate secondary masses and reduce verticality
Motion:	Motion to hold for revisions and additional information. (Made by: MacLeod)
Vote:	Carried 4-0 // Welch, MacLeod, Patten, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
16. 85 Orange, LLC- 10609	85 Orange Street	Rear hardscape	55.4.1/27	Christopher Anderson

Voting:	Welch, Pohl, MacLeod, Patten, Paul
Alternates:	-
Recused:	-
Representative:	Chris Anderson

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Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	Mickey Rowland, et al - Limit or reduce the amount of bluestone in the rear yard - Replace some bluestone with other materials - Use a brick apron at York Street and transition to shell for the driveway interior to the lot
Commissioner Comments:	- Holly Backus's comments read by the board: Reduce the extensive use of bluestone. - Reduce the width and depth of the brick driveway area to no more than 20' x 20' - Include a 5' brick apron at the driveway with shell material beyond for remaining parking surface - Eliminate or significantly reduce the bluestone path along Cottage Court - Narrow the path on Cottage Court to match the width of the brick path at the guest house - Add fencing or gates between structures to eliminate the alley-like sightline from Cottage Street to York Street - Introduce landscape buffer or bed near York Street to break up hardscape - Soften the north side of the lot with additional vegetation beyond just privet - Ensure distinct separation of the two-yard areas (main house and guest house) through layout or screening features
Motion:	Motion to hold for revisions. (Made by: Pohl)
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Patten, Paul (Aye)

Property Owner	Street Address	Scope of Work	Map/Parcel	Agent
17. 85 Orange, LLC- 10610	85 Orange Street	Front hardscape	55.4.1/27	Christopher Anderson
Voting:	Welch, Pohl, MacLeod, Patten, Paul			
Alternates:	-			
Recused:	-			
Representative:	Chris Anderson			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	-			
Public Comments:	-			
Commissioner Comments:	- Comments made in conjunction with the Rear Hardscape application			
Motion:	Motion to hold for revisions. (Made by: Pohl)			
Vote:	Carried 5-0 // Welch, Pohl, MacLeod, Patten, Paul (Aye)			

IV. OTHER BUSINESS

- **Next HDC Meeting April 1, 2025, New Business**
- Discussion on distinguishing between solid and veneer brick on chimneys and foundations.
- Classification of street trees & vegetation mapping.
- Discussion of Wind Turbines
- Review policy of move/demo hearings in relation to new dwellings and historic dwellings.
- Hardscaping
- Discussion of salvaging demos and options for house moves.
- Value of written submission and submission deadlines.

ADJOURNMENT

Motion:	Motion to adjourn at 8:26pm. (Made by: Pohl)
Roll-Call Vote:	Carried 5-0 // Pohl, MacLeod, Paul, Patten, Camp (Aye)

YouTube Link: https://www.youtube.com/watch?v=Z_heI4IuD1I