



HDC Minutes July 15, 2025; adopted July 22, 2025

HISTORIC DISTRICT COMMISSION

Minutes July 15, 2025

2 Fairgrounds Road

Nantucket, Massachusetts 02554

HISTORIC DISTRICT COMMISSION

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

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Cathy Flynn, Fiona Johnson

Meeting called to order at 4:03 PM by Stephen Welch

Oliver: made the motion to approve the agenda. Approved by Stephen Welch, Val Oliver, Angus MacLeod, Abby Camp and Connie Patten.

In person, Welch, Oliver, MacLeod, Camp and Patten

Absent- Pohl

Thornewill arrived via zoom at 4:13 pm

Paul arrived via zoom at 4:35 pm

I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Fleur-de-Lis Property Tr- 12836	8 Shimmo Pond Rd	Add chimney	54/258	Botticelli & Pohl	AM
2.	Pride Foundation II Tr- 12834	166 Cliff Rd	Move/demo MH	41/69	Sophie Metz Design	RP
3.	Pride Foundation II Tr- 12833	166 Cliff Rd	Move/demo Garage	41/69	Sophie Metz Design	RP
4.	Carl Nelson-12845	21 Wigwam	Rev 11250; fenestration	77/5.9	CWA	RP
5.	Bill Jones- 12853	15 Pochick St.	24sf addition	73.3.1/27	Angus MacLeod	RP
6.	Sheila Wilner Tr- 12749	16 Codfish Park Rd	Rev. 12175; rotate rear wing	73.2.4/11	Thornewill Design	RP
7.	William Jemison- 12822	27 Union St	Roof change	42.2.2/203	T & T Roofing	AC
8.	2 Spearhead, LLC- 12855	2 Spearhead/ Facility A	Rev 12662; massing/fenest	69/307	Emeritus, LTD	JP
9.	2 Spearhead, LLC- 12854	2 Spearhead/ Facility B	Rev 12663; massing/fenest	69/307	Emeritus, LTD	JP
10.	CNV Surf, LLC- 12859	68 Shawkemo Rd	Rev. 12802; fenest/balcony	44/5	Emeritus, LTD	JP
11.	Carter Hill- 12862	6 Meeting House Ln	Rev 12178; door/wind chgs	49/76.1	Thornewill Design	JP
12.	Far East Nant, LLC- 12816	47 Warrens Landing	Garage	38/54	EMDA	VO
13.	Joan Bunting- 12848	14C Macy Lane	New dwelling	68/107	Structures Unltd	VO
14.	Jennie Garofalo- 12831	4 Monomoy Rd	Extend driveway apron	55/67	Normand Residential	VO
15.	Gerald Hamelburg- 12837	9 Davis Ln	Fence/gate	82/74	Atlantic Landscaping	CP
16.	Conservation Foundation- 12814	Coatue	Re-site shack	16/5	Val Oliver Design	SW
17.	Zero India St, LLC- 12847	1 Cambridge St	Hardscape	42.3.1/130	Jardins International	SW
18.	Jay Cabral- 12844	8 S Shore Rd	Minor alterations	80/3	Val Oliver Design	SW

- Oliver made motion to approve consents, #1- #4; #6-#15; #17-motion carries (Welch, Camp, Oliver, MacLeod, Patten)

- Camp made motion to approve consents #5, #16, #18 motion carries (Welch, Camp, Patten)

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.	Geoffry Smith- 12863	22 Coffin St	Rev. 11931; rotate drwy	73.4.1/36	Self	
	• Privet to be installed and maintained between the new driveway and property line.					
2.	Stephen Meister- 12858	17 Lauretta Ln	Shed addition	14/10.2	Emeritus, LTD	AC
	• Vegetation must be retained.					
3.	Stephen Meister- 12857	17 Lauretta Ln	Garage	14/10.2	Emeritus, LTD	AC
	• Natural vegetation must be retained as viewed from both public ways.					
4.	Robert Meier- 12860	31 Pilgrim Rd	New deck/patio	41/97	JB Studio	CT
	• Due to lack of visibility.					

- | | | | | | | |
|-----|---|---------------------|--------------------|----------|-------------------|----|
| 5. | Nathan Cressman- 12861 | 7 Weetamo Rd | Gate | 15/48 | JB Studio | CT |
| | • Gates, stone wall and stone posts are set back minimum 10' from where drawn so they are not in the setback zone. | | | | | |
| 6. | Penant Realty, LLC- 12864 | 5 Coskata Courseway | Rev 12323 | 14/14.1 | Botticelli & Pohl | CT |
| | • Due to lack of visibility. | | | | | |
| 7. | Christine Petrella- 12829 | 16 Pequot St | Deck alter/windows | 80/320 | Topham Design | VO |
| | • Roof walk skirt to be N'TW. | | | | | |
| 8. | Greg Glowacki- 12841 | 22R Evergreen Rd | Pool | 79/710.2 | Val Oliver Design | CP |
| | • Pool not visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application. | | | | | |
| 9. | Kristina Kay Snyder- 12840 | 85 Somerset Ln | Pool | 66/80 | Val Oliver Design | CP |
| | • Pool not visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application. | | | | | |
| 10. | Karen Nassif- 12828 | 38 Wauwinet Rd | Demo barn | 20/21 | Val Oliver Design | SW |
| | • Re-use materials | | | | | |
| | • Motion to approve consents with conditions, motion carries 4-0 | | | | | |
| | • Oliver recused | | | | | |

III. SIGNS

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|--|-----------------------|-----------------------|-------------------|-----------------|
| 1. | NIR Retail LLC | Zero Main St | Master Sign Plan | 42.3.1/181 | LINK 02554 |
| | • Recommended to approve as submitted | | | | |
| 2. | NIR Retail LLC | Zero Main St | Wall Sign Rev | 42.3.1/181 | LINK 02554 |
| | • Recommended to approve as submitted | | | | |
| 3. | NIR Retail LLC | Zero Main St | Wall Sign | 42.3.1/181 | LINK 02554 |
| | • Recommended to approve as submitted | | | | |
| 4. | Congdon & Coleman Ins | 57 Main St | Painted wall sign rev | 42.3.1/221 | Shelly Lockwood |
| | (Petticoat Row) | | | | |
| | • Recommend to approve subject to replicating the documented sign as closely as possible, using colors that match the existing trim on the windows and doors. The paint selected should closely match the historical paint originally used, and in the absence of any other specific guidance, the finish should be matte. | | | | |
| 5. | Allan Bell | 45 Main St. | Projecting sign | 42.3.1/207 | Kelly Emery |
| | (Nantucket Pharmacy) | | | | |
| | • Recommend approval subject to only wood material being used. (Applicant wishes to be reviewed by the HDC tonight). | | | | |
| 6. | The Garden Club | Multiple locations | Temporary sign | 43.1.4/33 | Debbie Thomas |
| | (NGC) | | | | |
| | • Recommended to approve as submitted | | | | |
| 7. | Nantucket Prop Co. | 10-12 DavKim Ln | Rock sign | 68/61&62 | Emeritus, LTD |
| | • Recommend approval subject to a natural color rock being used and blue lettering. | | | | |
| 8. | FP 4 N. Water St, LLC | 4 N. Water St | Temporary banner sign | 42.4.2/90 | Alexander Hayes |
| | • Recommend denial of the application due to non-compliance with the guidelines. | | | | |
| | • 45 Main St was pulled for discussion. | | | | |
| | • The Board made the Motion to approve signs with the recommendations from the Sign Committee excluding 45 Main St | | | | |
| | • Motion carries unanimously | | | | |
| | • MacLeod made the motion to approve 45 Main St providing it will be solid wood | | | | |
| | • Motion carries unanimously | | | | |

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus on zoom, no discussion

V. RATIFY SCOPE OF WORK AND VOTE - 22 HONEYSUCKLE DR. -HARDSCAPE TO NEW DWELLING FROM 07/8/2025 MEETING

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> |
|----|---|-----------------------|----------------------|-------------------|----------------|
| 1. | NT Property Owner, LLC- 12398 | 22 Honeysuckle Dr. | New Dwelling | 68/391 | Linda Williams |
| | • Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: none | | | | |
| | • Motion to approve as submitted; 4-1 (MacLeod- nay) | | | | |
| | • Board: Welch, Oliver, MacLeod Camp and Patten | | | | |
| | • Oliver made the motion to ratify the vote as it was submitted as a new dwelling | | | | |
| | • Motion passes unanimously | | | | |

VI. NEW BUSINESS 04/15/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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1.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
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- Hold until 7/29/25

VII. NEW BUSINESS 05/20/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Leslie Wyrzes-12607	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design SW
	• Board: Welch, Oliver, MacLeod Camp and Patten; Alternates: Paul; Recused: Thornewill • Oliver made the motion to approve as submitted, asking for more detailed information on the date of the structure. • Welch, Oliver and Patten with yay Camp and MacLeod abstained from the vote. Motion carries				
2.	Leslie Wyrzes-12605	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design SW
	• Board: Welch, Oliver, MacLeod Camp and Patten; Alternates: Paul; Recused: Thornewill • The board discussed the gable facing west. Roof line should look mor “historic”. Suggested balustrades or no railing. • Oliver made the motion to approve with minor changes Motion does not pass • Camp made the Motion to approve as submitted • Welch, Oliver, Camp, Patten with yay MacLeod was a no				

VIII. NEW BUSINESS 7/15/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	ACK 007 Properties- 12824	46 Walsh St	Move/demo shed	27/101.1	Normand Residential AM
	• Board: Welch, Oliver, Camp, MacLeod and Thornewill; Alternates: Patten, Paul • Oliver, Motion to approve as move off demo • Motion carries unanimously				
2.	ACK 007 Properties- 12823	46 Walsh St	Garage studio	27/101.1	Normand Residential AM
	• Board: Welch, Oliver, Camp, MacLeod and Thornewill; Alternates: Patten, Paul • The Board raised concerns about the street-facing balcony and French doors on the proposed design. Angus noted the design was inconsistent with HDC guidelines, while it was to suggested reduce the balcony's depth. Carrie commented that the structure appeared too tall and recommended using a shed roof and integrating the side deck with a shingled wall or roof to better ground the building. Specific suggestions included narrowing the balcony, replacing French doors with a single door, and incorporating the deck into the roofline to minimize visual impact. The board motioned to hold the application for revisions, requesting that the applicant, Ben, modify the front elevation, adjust or replace the second-floor French doors, and explore ways to reduce the building's height and better integrate it with the surrounding streetscape. The board expressed general support for the concept pending these revisions. • Camp made the motion to hold for revisions • Motion carries unanimously				
3.	Smiley Sea St, LLC- 12819	10 Sea St	New dwelling	42.4.2/50.1	Normand Residential
	• Board: Welch, Oliver, Camp, MacLeod and Paul; Alternates: Patten, Thornewill • The Boards comments: Concerns were raised about the size of the roof walk, with suggestions to reduce its width and length or remove it entirely. The building was considered too large for the lot, with recommendations to reduce its overall size due to tight setbacks. Architectural feedback included a heavy west-facing gable, oversized attic window, and a lack of cohesive Victorian details. Suggestions included shortening the gable, resizing windows, adding shutters, and refining proportions. The design was viewed as not fully committed to the Victorian style, and the board requested revisions to reduce scale, improve detailing, and ensure contextual compatibility. • MacLeod made the motion to hold for revisions • Motion carries unanimously				
4.	Trevor Dunlap- 12825	21 Woodbury Ln	Rev. 11974; portico/trm	41/547	Normand Residential AM
	• Board: Welch, Oliver, Camp, MacLeod and Patten; Alternates: Paul, Thornewill • The board discussed concerns about the front portico, suggesting its removal or redesign with a flat roof and smaller columns, noting it obstructed the second-floor center window. Window issues included disproportionate nine-over-nine units on the east elevation and poor alignment. Recommendations included simplifying the portico, reducing column size, using six-over-six windows, replacing clapboard with cedar shingles, upgrading trim, and adding projecting eaves. The board found the existing structure unattractive and supported revisions to improve proportions and detailing. The application was held for revisions to the portico, window layout, and overall aesthetic. • Camp made the motion to hold for revisions • Motion carries unanimously				
5.	Warren Peacock- 12818	6 Fargo Wy	Addition	14/61.1	CWA AM
	Held application until next week				

6.	Seven Pleasant, LLC- 12838	7 Pleasant St	Rev. 12666; fenestr	42.3.3/158	Normand Residential AM	
	- Board: Welch, Oliver, Camp, MacLeod and Thornewill; Alternates: Patten, Paul - Motion to approve due to lack of visibility. - Motion carries unanimously					
7.	Nantucket Land Bank- 12835	8 Wesco Pl	Fence	42.4.3/47	Eleanor Antionetti	VO
	- Board: Welch, Oliver, Camp, MacLeod and Paul; Alternates: Patten, Thornewill - Camp made the motion to approve adding indigenous plant species to be added as screening to Lily Pond side and complete application with information written on the separate piece of paper. - Welch, Camp, Oliver and MacLeod yay Paul is a no - Motion passes					
8.	Kenneth Gullicksen, Tr-12864	31 Easy St	As-Built HVAC	43.4.2/16	Self	
	- Board: Welch, Oliver, Camp, MacLeod and Patten; Alternates: Thornewill, Paul - The board found the HVAC installation highly inappropriate due to its visibility from two streets, exposed piping, and poorly screened condenser. Recommendations included running line sets through the building interior, relocating the condenser, and replacing the current see-through screening with a white picket fence matching previous approval. While critical of the existing setup, the board chose to approve the as-built application with conditions, requiring modifications by September 21 to reduce visual impact. The decision allowed flexibility during the summer season and required the applicant to return with an alternative condenser location proposal. - MacLeod made the Motion to approve the system with the line sets must be buried, no condenser on the north or west elevations. The applicant must come back with a proposal for alternate condense location adding the September 21 deadline - Motion carries unanimously					
9.	Kenneth Gullicksen, Tr-12866	31 Easy St	Awning/dr clr chg/brick	43.4.2/16	Self	
	- Board: Welch, Oliver, Camp, MacLeod and Patten; Alternates: Thornewill, Paul - Camp made the motion to approve as submitted - Motion carries unanimously					
10.	100 Wauwinet Trust- 12842	100 Wauwinet Rd	Pool- hardscape	11/24.1	Julie Jordin	AM
	Not present					
11.	Stephane L'Ecuyan- 12850	Tuckernuck	Addition	93/3.3	Self	VO
	- Board: Welch, Oliver, Camp, MacLeod and Thornewill; Alternates: Patten, Paul - The board supported the under-22-foot height and use of existing shed forms but recommended lowering the roof pitch and second-floor wall height. Windows were deemed too large, with a request to remove the center window on the smaller mass and reduce overall glass area. The design was approved with conditions: eliminate the center front window and add a storm door, possibly with a porthole, to improve scale and neighborhood fit. - Thornewill made the motion to approve through Exhibit A eliminating center window on the front façade on smaller mass and add a wooden storm door with a porthole. - Motion carries unanimously					
12.	Mark Maisto- 12851	78 Pleasant St	Rev. 12112; rmv chmy/fenst	55/654	Gryphon Architects	RP
	- Board: Welch, Paul, Camp, MacLeod and Thornewill; Alternates: Patten, Oliver - The board generally supported retaining the existing chimney, with most members favoring preservation and expressing that “every house should have a chimney.” Concerns were raised about the white center panel on the windows, with suggestions to eliminate it and improve alignment, particularly on the northwest elevation. Overall, the board was supportive of the minor modifications, recommending retention of the chimney. - Paul made the motion to approve as submitted but kept the chimney (faux) - Joe Paul made the Exhibit A with reproduction of the chimney. - Welch, Paul, Camp and Patten with a Yay and MacLeod was a No					
13.	Darrell Ferguson- 12852	42 Chuck Hollow Rd	As-built retaining wall-gate	75/65.1	Self	SW
	- Board: Welch, Paul, Camp, MacLeod and Thornewill; Alternates: Patten, Oliver - The board discussed visibility concerns after a customer complaint led to a violation letter, despite the applicant's claim that the wall is not visible from the street. Unfinished details were noted, with the applicant clarifying that wood posts will receive stone					

caps and the spaces between will feature painted picket fencing with a horizontal top board and vertical pickets. The wall height is approximately 5 feet, increasing to 6–6.5 feet with caps. The board requested a detailed half-inch scale drawing showing full dimensions, materials, fencing details, paint specifications, and total height before making a final decision.

- Camp made the motion to hold it pending additional information. They requested a detailed, dimensioned half-inch scale drawing that includes exact measurements, materials, picket and rail details, paint specifications, and overall height. A comprehensive depiction of the wall and gate design is required before the board consider approval of the as-built application.
- Motion carries unanimously

14. Andrew Lowell- 12849 5 Madaket Rd Window replacement 41/96 Val Oliver Design AC
- Board: Welch, Paul, Camp, MacLeod and Thornehill
 - MacLeod made the motion to approve as submitted
 - Motion carries

15. John Wise- 12856 34 Tennessee Ave Rev 11618; re-site/addition 59.4/79 Emeritus, LTD JP

HELD

- Board: Welsh, Oliver, Camp MacLeod and Patten
- MacLeod made the motion to Approve Minutes for June 03, 2025
- Motion carries unanimously
 - Board: Welsh, Oliver Macleod, Camp and Patten
 - Camp made the motion to adjourn at 6:25 motion carries