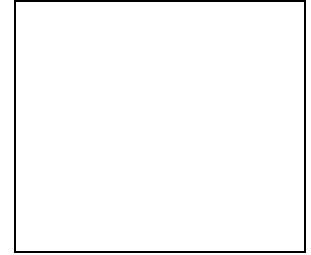




HDC Minutes June 10, 2025; adopted July 8, 2025
HISTORIC DISTRICT COMMISSION
Minutes June 10, 2025
2 Fairgrounds Road
Nantucket, Massachusetts 02554



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, Sara Johnson

Meeting called to order at 4:00 PM by Stephen Welch

Oliver: made the motion to approve the agenda. Approved Stephen Welch, Val Oliver, Angus MacLeod, Joe Paul and Carrie Thornewill.

Ray Pohl arrived at 4:08 pm

Camp arrived at 4:30 pm

In person, Welch, Pohl, Oliver, MacLeod, Camp, Paul, Patten and Thornewill

I. COMMISSIONER Q & A WITH PRESERVATION PLANNER

Holly Backus was not present

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. Hillary Hedges-Rayport- 12623	89 Main St	Fenestration changes	42.3.3/19	Normand Residential VO
• The construction of the skylight to comply with the guidelines in BWNIM (page 111) for it to be constructed of wood and have true divided lights with muntin's pursuant to NPT's review. • MacLeod Made the Motion to Approve: • Board: Welch, Oliver, Macleod, Paul and Thornewill • Motion carries unanimously				

III. OLD BUSINESS 06/10/2025

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. David Allen- 12431	6 Derrymore Rd	Garage Alterations	41/245	Val Oliver Design
• Commissioners: Pohl (acting Chair), MacLeod, Patten; Alternates: none; Mullen: Welch; Agent: Oliver • Welch made the motion to approve through Exhibit A raising roof above garage doors and beam. • Motion carries with Pohl, Welch and Patten in favor and MacLeod opposed				
2. Kristina Jelleme- 12422	9 Kelley Rd	Rooftop solar	54/98	Cotuit Solar
• Commissioners: Pohl (acting Chair), Oliver, MacLeod, Patten; Alternates: none; Mullen: Welch • MacLeod Made the Motion to approve with the condition that when the roof needs replacing it is replaced with a black roof. • Motion carries unanimously				
3. Robert L. Roy Trust- 12386	25 Hussey St	Guest Cottage	42.3.4/54	BPC
• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Agent: Paul • Linda Williams represented abutter • Pohl made the motion to approve with the stipulation that the fenestration on the south elevation would revert to what was submitted in the previous application. Motion carries unanimously				
4. Robert L. Roy Trust- 11875	25 Hussey St	Garage demo	42.3.4/54	BPC
• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; • Joe Paul presented the proposal, indicating that while part of the garage would be removed, including a shed and a portion of one bay, he intended to maintain the scale and profile of the existing bay-and-a-half structure. He also noted the need for a new foundation, as the current block foundation is leaking. • Board members expressed concern about the lack of clarity regarding which elements of the structure would be preserved. Stephen Welch specifically requested clarification on the portions proposed to be retained. • MacLeod made the motion to hold for additional information, to be heard at the beginning of the 6/17/25 meeting. • Motion carries unanimously				

5.	Nantucket Electr Co.-11863	10 New Whale	Demo building	42.3.1/37	Linda Williams
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• *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten and Paul*

- MacLeod asked for clarification on the graphics on the building. His answer was not answered to MacLeods' satisfaction. He stated he would like to hear from the person who did the report.
- Public- Micky Rowland, et al: Holly noted that the current deteriorated condition of the structure is a result of neglect and stated that while restoration is feasible, it would come at a significant cost to the owner, National Grid. It was acknowledged that both engineering reports presented were similar in content. The background provided in the second report was considered helpful for context. He recognized the structure as unique and contributing. While there is potential for it to be saved, the ultimate condition and integrity of what would remain after restoration is uncertain. The discussion emphasized the importance of carefully considering whether the board is willing to approve the permanent loss of this historic building.
- Pohl: addressed the historical and structural aspects of the building at 10 New Whale Street. He noted that the structure was constructed with materials inappropriate for its time, including soft bricks that were unsuitable for exterior use and mortar that may not have been appropriate for the building's long-term durability. Additionally, the absence of structural reinforcement was identified as a significant construction flaw.
Pohl acknowledged the building's aesthetic appeal and its representation of a particular era in Nantucket's history. However, he expressed concern that rehabilitating the structure would result in the creation of a "bionic building" — one composed of mostly new material with very little of the original fabric preserved.
Based on these considerations, Pohl stated that he would, albeit reluctantly, support demolition. He reasoned that the limited amount of salvageable material would render any rehabilitation effort largely symbolic, resulting in a structure that would not authentically reflect the original.
- Camp spoke in favor of restoring the existing structure at 10 New Whale Street. She expressed her desire to see the building preserved, acknowledging that such an effort would require substantial time and financial investment. Camp voiced concern that demolishing and replicating the building would result in an inauthentic "Disney World" version, lacking the original character. She pointed out that certain sections of the brickwork, particularly near the pediment, remained in good condition and featured unique details that could not be accurately recreated. Camp argued that the cost of replication would be high and would still fall short of capturing the essence and integrity of the original building.
Additionally, she questioned whether skilled craftspeople could be found who would be capable of reproducing the structure with historical accuracy. Camp ultimately advocated strongly for renovation over demolition, emphasizing the cultural and architectural value of preserving the building's original elements.
- Oliver expressed strong concerns regarding the demolition request for 10 New Whale Street, focusing on issues of neglect and stewardship. She referenced the long-standing preservation philosophy in Nantucket that demolition is considered the "last and final insult" to a historic structure.
Oliver criticized the deterioration of the building, stating it was the result of deliberate neglect rather than financial hardship. She contrasted this with National Grid's public messaging, citing their website's claim of being committed to community engagement and doing the right thing—values she felt were not reflected in their handling of this property.
She further questioned whether the town had issued any penalties for "demolition by neglect" and emphasized the importance of accountability in cases where historic properties are allowed to deteriorate under ownership.
While she suggested that the structure should be recreated in some form if redevelopment proceeds, Oliver was clearly reluctant to approve demolition. She underscored the significance of preserving historic architecture and holding property owners responsible for proper maintenance and care.
- MacLeod voiced strong support for preserving the structure at 10 New Whale Street. He concurred with the preservation planner and other board members that the building's deteriorated condition was the result of long-term neglect.
MacLeod emphasized the building's uniqueness, citing its location, material, and architectural design as characteristics that make it historically significant. He noted that very few structures of this type remain on Nantucket, reinforcing the importance of its preservation.
He also expressed confidence that appropriate replacement materials, sympathetic to the original historic materials, could be sourced and used in a sensitive restoration. MacLeod referenced a prior HDC meeting in which the board unanimously agreed that this building should not be lost.
Ultimately, he affirmed that despite its current state, the structure is worth saving and can be successfully restored using sound preservation techniques.
- Welch expressed agreement with the earlier remarks by Ray Pohl and Val Oliver regarding the building's neglect and the failure of responsible stewardship. He extended his critique to the broader lack of proactive preservation mechanisms within town government, suggesting that more could be done to prevent structures from reaching such a state of disrepair.
Welch urged the community to remain vigilant in protecting historic structures before they deteriorate beyond repair. He cited the successful relocation of the Sankaty Head Lighthouse as an example of what could be achieved through timely intervention. He emphasized that earlier action on 10 New Whale Street might have allowed for a more cost-effective preservation or relocation.

To address the current situation, Welch proposed a requirement that the building be replicated on-site within ten years under a separate Certificate of Appropriateness (COA). He also recommended that protective language be included via Town Counsel and a deed restriction to ensure the Historic District Commission's interests are upheld.

Passionately advocating for the preservation of what he referred to as "orphan structures," Welch emphasized the importance of giving such buildings a chance to be "reborn." He viewed thoughtful restoration or replication as a means of maintaining the island's historic character, even if the original fabric cannot be entirely saved.

- MacLeod made the motion to deny the demolition of structure
- MacLeod and Camp were in favor, Welch and Oliver opposed and Pohl abstained
- Welch: It was noted that the matter should not be publicly deliberated further at this time. The recommendation was to hold the item until the next meeting, pending clarification on the outcome of the vote. There was discussion about whether to seek guidance from Town Counsel or to consult the town parliamentarian, Madam Moderator Sarah Alger. While it was suggested that the parliamentarian could provide insight, some members expressed a preference for the higher level of certainty that would come from consulting Town Counsel. The board agreed that the issue should be revisited at the next meeting following resolution of the procedural matter.
- Pohl made the motion to hold for additional information requested. Motion carries unanimously

6.	89 Easton Street Trust 12504	89 Easton St	Hardscape	42.4.4/21	BPC
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- *Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternate Thornewill; Agent: Paul*
- Public- Mickey Rowland, et al expressed concern over several modern landscape elements proposed for 89 Easton Street, emphasizing the need to preserve the historical character of the Old Historic District (OHD). He objected to the use of raised planting beds, noting they are not historically appropriate, and criticized the long stone retaining wall on North Avenue, which he said replaced a simple pile of stones on level ground and could be eliminated with grading adjustments. He found the underground parking access and raised beds to be inappropriate and visually disruptive. Additionally, he described the raised stone patio on Cliff Road as too modern and suggested replacing it with a wooden deck to better align with historic landscape features.
- MacLeod raised concerns about the altered grade and wall height at 89 Easton Street, particularly as viewed from North Avenue. Referring to a photo showing the previous grade and fence, he noted that the current wall has been built up to the height of the former fence—an alteration from the original condition. He found the new wall height and the raised planter visually awkward and inconsistent with the historic landscape. MacLeod emphasized that reducing the height of both elements would help restore a more appropriate and typical streetscape, and he advocated for a design more in keeping with the property's original character and surrounding context.
- Camp was generally supportive of the 89 Easton Street project, expressing appreciation for the restoration effort and the renewed charm it brought to the property. She found the brickwork on the patio closest to the house acceptable, viewing it as a natural extension of the foundation along Cliff Avenue. To address concerns about hardscape elements, she recommended adding vegetation—particularly along the brick wall and near the planter—to soften its appearance, especially given the pedestrian nature of the street. Camp acknowledged the unique situation with the drive-down garage and the nearby hotel's commercial context but overall viewed the project as heartwarming and a significant improvement to the house.
- Pohl expressed a generally positive view of the 89 Easton Street project, describing it as an improvement over the previous conditions, particularly in the context of North Avenue. Having recently walked the area, he noted that the existing back-of-house elements for the nearby hotel were not visually appealing and believed the proposed design would help refine the entry into North Avenue. Pohl inquired about the visibility and purpose of the brick wall, seeking clarification from Joe Paul, but ultimately felt that most people would not notice the changes. He saw the project as a subtle but meaningful enhancement to the streetscape and was comfortable with the proposed improvements.
- Patten offered brief but supportive remarks on the 89 Easton Street project. She expressed appreciation for the removal of the outdoor shower and fence and noted that she had walked around the property the morning prior to the meeting. Based on her observations, she found the proposed changes appropriate and did not raise any concerns or request further revisions.
- Welch provided detailed and constructive feedback on the 89 Easton Street project, focusing on softening hardscape elements and enhancing the design's visual appeal. Regarding the raised patio on the Cliff Rd side, he recommended the use of evergreen screening with mature, slow-growing, and manageable plant varieties—advising against tall Arborvitae or Cypress planted too close to the patio. For the North Avenue retaining wall, he suggested reducing its height from 24 inches to 12 inches to minimize the visual prominence of the stonework and allow for taller screening plants. He also recommended eliminating the interior picket fence and proposed a wall design using stone for the lower half and brick on top. Welch emphasized the need for strategic evergreen screening around both the raised and grade-level patios to obscure elevation changes and maintain a softer, more historically appropriate landscape.
- Pohl made the motion to hold for minor revisions. Motion carries unanimously.

7.	27 N. Liberty, LLC- 10270	27 N. Liberty	Garage/studio	41/453	Michele Kolb
	• <i>Commissioners: Welch, Camp, Oliver, Patten, Paul; Alternates: none</i> • Public- Mickey Rowland et al, expressed concern about the displacement of trees near the sidewalk at 27 North Liberty and suggested moving the garage further back to preserve them. He noted inaccuracies in the elevation drawings' cardinal points and felt the windows and French doors were too large for the structure. He recommended lowering the building's top plate, simplifying the man door to a batten door, and anticipated a landscape plan due to the inclusion of a sliding fence. Overall, his feedback focused on reducing scale, refining details, and preserving vegetation. • Camp praised the revised design for being more in keeping with the streetscape and suggested pushing the building slightly back to give the historic house more prominence. She inquired about the stone foundation placement down the hillside and recommended simplifying the door with a storm or bee group door. Camp preferred six-over-six windows instead of three-over-three and advised reducing the number of windows—limiting them to two on the street side and two on the back—to avoid an overcomplicated appearance, especially from the pond. Her feedback emphasized simplifying the design to maintain a modest, historic character. • Paul supported the revised design of 27 North Liberty, calling the changes well-considered. He cautioned against pushing the structure further back due to its proximity to the house and appreciated the proposed street-side plantings. He suggested the person door match the garage door or include a six-light window, despite not favoring that style. Overall, he felt the structure's scale was appropriate and said he'd welcome a similar studio on his own property. • Patten offered brief, supportive comments on 27 North Liberty, stating the revised design aligned better with the 1890s photo she had referenced earlier. She appreciated the overall improvements, described the design as “great,” and suggested only minor adjustments to the north-side door. • Oliver gave brief remarks on 27 North Liberty, calling the design a “welcome change.” She noted the cardinal points were incorrect but otherwise found the proposal acceptable. • Welch focused on enhancing the architectural character of 27 North Liberty while preserving its modest scale. He recommended using plank frame trim with 1¼ to 1½ inch side and head casings and a thicker-than-standard sill to help visually ground the windows. He supported a storm door matching the garage door or a Dutch door with a nine-light window for added character. Welch suggested shifting the building back slightly (around 6 inches) and proposed changing the A-labeled windows from six-over-six to three-over-three on the north elevation. He also recommended marking the rear wall location on-site for review and confirmed the first floor would have shingle siding. • Camp made the motion to hold for minor revision and stake the rear wall for a view. Motion carries unanimously				
8.	Vestal Nantucket, LLC	85 Vestal St- VIEW	Main House	56/252	JB Studio
	• <i>Commissioners: Pohl (acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none; Mullen: Welch</i> • MacLeod highlighted the steep slope from Vestal Street and felt the house sat too close to the road. He noted that the two-story, eave-forward design contrasted with the surrounding neighborhood's predominantly one-and-a-half-story homes and appeared imposing, especially when viewed from Dukes Road. • Oliver raised concerns about the extent of vegetation clearance at 85 Vestal Street and requested a cross-section to better understand the site's topography. She also asked for more detailed information regarding the proposed retaining walls. • Patten felt the design for 85 Vestal Street was too dense, with too many elements spread across the lot, and recommended simplifying the plan. • Camp described the design of 85 Vestal Street as overwhelming from the Dukes Road viewpoint, appearing monumental on the hillside. She recommended reducing the amount of fenestration, particularly at the basement level, to lessen the visual impact. • Pohl recommended achieving a better balance between cut and fill on the 85 Vestal Street site, suggested lowering the 10-foot first-floor ceilings to reduce massing, and proposed creating site sections to more clearly illustrate the property's topographic challenges. • MacLeod made a motion to hold for revisions, requesting site sections running north-south across the entire property that show both existing and proposed conditions. He also asked that the review of the main house track with the other related applications, including the pool, garage/studio and shed. Motion carries unanimously				
9.	Vestal Nantucket, LLC	85 Vestal St	Garage/studio	56/252	JB Studio
	• Hold to TRACK				
10.	Vestal Nantucket, LLC	85 Vestal St	Shed	56/252	JB Studio
	• Hold to TRACK				
11.	Vestal Nantucket, LLC	85 Vestal St	Pool	56/252	JB Studio
	• Hold to TRACK				

12.	32 Hubert Rear Lot Tr	27 Willard	Rev 11769; fenestration	29/72.2	Botticelli & Pohl
	- Commissioners: Welch, Camp, MacLeod, Thornewill, Patten; Alternates: none; Agent: Paul - No concerns - Patten made the motion to approve as submitted. Motion carries unanimously				
13.	40 OSR, LLC	2A Forrest Ave		68/10.1	Linda Williams
	- Commissioners: Welch, Oliver, MacLeod, and Thornewill, Patten; Alternates: Paul - Oliver Made the Motion to Approve with the condition that the 26 trees indicated on the site plan are planted as shown. - Motion Carries unanimously				
14.	40 OSR, LLC	2B Forrest Ave		68/10.1	Linda Williams
	- Commissioners: Welch, Oliver, MacLeod, and Thornewill, Patten; Alternates: Paul - Oliver Made the Motion to Approve with the condition that the 26 trees indicated on the site plan are planted as shown. - Motion Carries unanimously				
15.	Starboard & Port, LLC	12 Baltimore Av	New Dwelling	60.2.4/75	Emeritus, LTD
	- Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul - The board reviewed the revised design for 12 Baltimore Avenue and acknowledged changes such as the removal of the east porch, a new shed-covered entry, rotated gable, and simplified second-floor windows. However, members expressed concerns about the flat massing, tall elevations, and lack of variation in building volumes. Suggestions included reintroducing a porch to break up the gable, adjusting dormers to match nearby structures, lowering porch roof pitches, and adding height and scale variation to avoid uniformity. The board agreed that the design needed simplification and a reduced overall height. - MacLeod made the motion to hold for revisions. Motion carries unanimously				

IV. NEW BUSINESS 04/01/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Dyson Patrick- 12256	49 Meadowview Dr	New Gate	56/390	Nate Barber	VO
	Hold until 6/17/2025 per applicant					

V. 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>	
1.	Ten Straight Wharf LLC- 12355	10 Straight Wharf	Rev. 10021; Addition	42.3.1/137	LFW	VO
	Hold until 6/17/2025 per applicant					
2.	Kim Glowacki- 12388	5 Meader St.	New secondary dwelling	42.2.3/40	LFW	JP
	Hold until 6/17/2025 per applicant					

VI. NEW BUSINESS 05/06/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>		
1.	Bernice Jitta BJ 12467	24 Arlington St	VIEW	Plastic shed	76.1.3/285	Self	AC
	• Hold until 6/17/2025 per applicant						
2.	Mary Kay & Warner Peacock 12478	6 Fargo Way	Renovation	14/61.1	CWA		AC
	• No Representation						
3.	Alexander Macko 12528	5 Folgers Court	Outdoor shower	73.1.3/79	Self		RP
	• Hold until 6/17/2025 per applicant						
4.	Devilleme, JAC 12548	18 Gladlands Ave	As built deer fence	80/221	LINK		AM
	• Board: Welch, Pohl, Oliver, Thornewill and MacLeod; Alternates: Patten, Paul • The board expressed strong opposition to the installation of a cattle grate, finding it out of character for Nantucket, ineffective against deer, and visually disruptive. Members also criticized the widespread, unapproved installation of deer fencing and emphasized the need for better screening, recommending added vegetation between the fence and the public way. The use of Belgian block was deemed excessive, and its placement should be limited to what currently exists. There was general agreement that a traditional double gate with appropriate setbacks and designs such as horizontal boards with a wire above would be a more fitting solution. The board requested a revised plan showing the type and placement of screening vegetation, removal of the cattle grate, no additional Belgian block, and an appropriate gate design. • MacLeod made a motion to hold for revisions. • Motion carries unanimously						

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.	305 Madaket Rd Hldng- 12570	308 Madaket Rd	Pool-hardscape	60.2.1/67	JT Newton	RP
	- Board: Welch, Pohl Patten, MacLeod and Paul; Alternates: none; Sitting off: Camp, Oliver - The board expressed concerns about the pool's visibility at 308 Madaket Road, recommending it be moved further back or behind the house, with increased screening and a more natural buffer. Suggestions included repositioning the pergola, adding berming, using native plantings, and incorporating deciduous trees to block views. The application was held for revisions, to be tracked with the pergola application, with requests for additional plant materials and grade control details. - MacLeod made the motion to hold for revisions and track the pergola. Motion carries unanimously					
2.	305 Madaket Rd Hldng-12569	308 Madaket Rd	Pergola	60.2.1/67	JT Newton	RP
	Hold to TRACK					
3.	Tom & Lena Sonsone-12566	35 Pleasant St	Garage- Rev fenes	55.4.1/156	Gryphon Architects	RP
	- Board: Welch, Pohl, Oliver, MacLeod and Patten - Oliver made the motion to approve as submitted. Motion carries unanimously					
4.	Tom & Lena Sonsone-12563	35 Pleasant St	Studio-addition	55.4.1/156	Gryphon Architects	RP
	- Board: Welch, Pohl, Oliver, MacLeod and Patten - Oliver made the motion to approve as submitted. Motion carries unanimously					
5.	Charles & Cynthia Lenhart-12576	25 Dukes Rd	Roof top solar	44/530.3	ACK Smart	AC
	No Representation					
6.	NIR Retail, LLC-12587	3,4,5 Old South Wharf	Rev 11770	42.2.4/2	Paul Beaulieu	SW
	- Board Welch, Pohl, Camp, MacLeod and Oliver; Alternates: Thornewill, Patten and Paul - MacLeod made a motion to approve with the modification that the roof plane be lowered 1". Motion carries unanimously					
7.	Leslie Wytrzes-12607	10R Academy Ln	Demo move off cottage	42.4.3/86.1	Thornewill Design	SW
	Waiting on abutters notices Application held					
8.	Leslie Wytrzes-12605	10R Academy Ln	New cottage	42.4.3/86.1	Thornewill Design	SW
	Waiting on abutters notices Application held					
9.	West Ashored, LLC- 12613	62 Wanoma Way	MH color chg	92/16	Talisa Kungler	VO
10.	West Ashored, LLC- 12615	62 Wanoma Way	Garage color chg	92/16	Talisa Kungler	VO
11.	West Ashored, LLC- 12614	62 Wanoma Way	Cottage color chg	92/16	Talisa Kungler	VO
	No Representation					
12.	Padraic Cassidy- 12645	4 Sleepy Hollow Rd	Fence	66/107.2	Padraic Cassidy	VO
	- Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Thornewill, Patten and Paul - Pohl made the motion to approve as submitted with the condition on the western fence terminating into indigenous plantings, with vining vegetation on both sides of every third visible section. - Motion passes with a yes vote from Welch, Pohl, Oliver, MacLeod and a nay from Camp					
13.	Virginia Irwin-12617	115 Cliff Rd	Move/demo studio	41/7	Val Oliver	CT
	- Board: Welch, Pohl, MacLeod, Camp and Paul; Alternates: Thornewill, Patten - Pohl made the motion to approve as submitted. Motion carries unanimously					
14.	Virginia Irwin- 12621	115 Cliff Rd	New dwelling	41/7	Val Oliver	CT
	- Board: Welch, Pohl, MacLeod, Camp and Paul; Alternates: Thornewill, Patten - Pohl emphasized that the design needs simplification to align with the existing modest gambrel structure. He found the roof walk non-traditional and in need of major revision, and felt the entry design—with double columns, sidelights, transom, and a tall frieze—was overly ornate. He also flagged the second-floor bay on the west elevation as too heavy, the sunroom as needing simplification, and the north elevation as overly fenestrated. Additionally, he criticized the poor technical quality of the application files, which made review difficult, and urged the applicant to optimize documents for clarity. - MacLeod appreciated the reference to the existing gambrel structure but felt the new design strayed too far from its simple, small-scale character. He raised concerns about overly vertical trim details and an excessive 11'4" floor-to-floor height, recommending an overall height reduction. He criticized the non-traditional roof walk, noted a lack of additive massing, and called for more variation in building volumes to better reflect the existing structure's architectural context. His feedback emphasized the need for a more sensitive and appropriately scaled design. - Camp felt the proposed design for 115 Cliff Road was a significant departure from the existing structure and more reflective of a suburban Greenwich style than Nantucket architecture. She criticized the deep trim and overall aesthetic, stating it lacked local					

character—especially problematic given the site’s high visibility near Tuppenncy. Camp recommended simplifying the design and making it more in keeping with the surrounding architectural context.

- Paul offered detailed feedback on the 115 Cliff Road new dwelling, focusing on refining architectural elements to better align with Nantucket style. He suggested adjusting the fenestration proportions, replacing excessive paneling on the rear elevation with shingles, and adding detail to the plain upper gambrel areas. He noted the narrow vertical windows gave a Victorian feel and felt the first-floor porch had a southern, North Carolina-like aesthetic. He recommended improving railing design by combining shingled wall and rail to soften the vertical emphasis. While he appreciated the overall massing, he emphasized the need for more contextually appropriate detailing.
 - Welch described the 115 Cliff Road design as handsome but not typical for Nantucket, suggesting it could become approvable with key modifications. He recommended reducing the first-floor height, simplifying architectural elements, and adjusting dormer windows on the south elevation to resemble double-hung styles, whether operable as casements or double-hung. He advised limiting the roof walk to one-third of the roof’s width and criticized the penalization, especially on the north elevation, for detracting from the overall simplicity. While he found the west elevation’s paneling more successful, he noted the second floor appeared too plain relative to the first. Overall, Welch emphasized simplifying the design and aligning it more closely with Nantucket’s architectural character.
 - Camp made the motion to hold for revisions. Motion carries unanimously
15. Virginia Irwin-12620 **115 Cliff Rd** Garage/guest house 41/7 Val Oliver CT
- Board: Welch, Pohl, MacLeod, Camp and Paul; Alternates: Thornewill, Patten
 - Pohl’s comments on the 115 Cliff Road garage/guest house focused on minor design and presentation issues. He noted the overall elevation appeared flat and pointed out a window on the gable side that seemed off-center, though he acknowledged this could be due to scanning issues. He also remarked that the window in the upper left elevation might now be centered properly. Pohl expressed frustration with the poor file readability and urged the applicant to improve file optimization for easier review, but he raised no major design concerns.
 - Camp expressed concern that the gambrel dormers on the 115 Cliff Road garage/guest house appeared flat and “pasted on,” recommending they be made deeper and more integrated into the design. She also objected to the proposed Newport blue shutters, suggesting a more muted gray-blue would better suit the rural setting. Overall, she advised simplifying the design to reduce its visual prominence and ensure the architectural details were more subtle and contextually appropriate.
 - MacLeod felt the gambrel design of the 115 Cliff Road garage/guest house exaggerated its perceived volume and recommended adjusting proportions to reduce its visual impact. He noted the gable windows appeared too low and suggested evening out the gambrel legs. MacLeod found the arched, glass-panel doors too ornate for a rural setting and advised simplifying them. He recommended lowering roof lines to create a fascia serving as head casing for the windows, changing nine-light windows to six-over-six or double-hung, and being mindful of the balcony’s visibility from Cliff Road. Overall, he urged a more understated, context-sensitive design.
 - Paul recommended simplifying the design of the 115 Cliff Road garage/guest house, suggesting the gambrel roof form might not be necessary given that both the main house and guest house already use it. He proposed considering a simpler roof and consolidating the dormers into a single form, as the current multiple dormers made the structure appear overly busy. He also noted that typical dormer setbacks could affect window and door placement, potentially making the gambrel form restrictive if programmatic changes arise. Overall, he emphasized reducing visual complexity and remaining flexible in the roof design.
 - Welch noted that while he had no issue with the gambrel roof style, the 115 Cliff Road garage/guest house required simplification. He recommended reducing the overall height by at least a foot, setting the dormers back from the main wall plane, and modifying the dormer windows to resemble double-hung styles. He also suggested reconsidering the roof form if the gambrel proved too restrictive for the building’s program. Welch found the design attractive but not typical for Nantucket and believed these adjustments would improve its appropriateness and approvability.
 - Pohl made a motion hold for revisions. Motion passes unanimously
16. Virginia Irwin-12616 **115 Cliff Rd** Pool house 41/7 Val Oliver CT
- Board: Welch, Pohl, MacLeod, Camp and Paul; Alternates: Thornewill, Patten
 - The board agreed the 115 Cliff Road pool house should be simplified, recommending removal of the cupola and large round window, reducing the overall height, and toning down decorative elements. While maintaining a light, playful character was acceptable, the structure was seen as too tall and overly embellished.
 - Paul made the motion to hold for revisions. Motion carries unanimously
17. Virginia Irwin-12619 **115 Cliff Rd** Re-site shed 41/7 Val Oliver CT
- Camp made the motion to TRACK motion passes
18. Virginia Irwin-12618 **115 Cliff Rd** Pool/hardscape 41/7 Val Oliver CT
- Camp made the motion to TRACK motion passes

19. Dream North, LLC-**12629** 28 Shimmo Pond Pool/hardscape 43/167 Ridgedale Develop CT
- **Board: Welch, Pohl, Oliver, Patten and MacLeod; Alternates: Thornewill; Sat off- Camp; recused: Paul**
 - **Motion to approve as submitted subject to pool not visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application. Motion passes unanimously**
20. Nant Cons. Found.-**12640** **220 Milestone Rd** Move off/demo outbldg 59/1 Gryphon Architects CP
21. Nant Cons. Found.- **12635** **220 Milestone Rd** Re-site bog house 59/1 Gryphon Architects CP
22. Nant Cons. Found.-**12634** **220 Milestone Rd** New building 59/1 Gryphon Architects CP
- **No Representation**
23. David Freysinger- **12638** 8 Shimmo Pond Rd Fence 54/258 Ahern, LLC JP
- **No Representation**
24. RH 26 Somerset ACK LLC- **12642** 26 Somerset Ln Garage/guest house 66/10 Linda Williams JP
- **Board: Welch, Pohl, Oliver, Camp and MacLeod**
 - **MacLeod made the motion to approve as submitted**
 - **Motion passes unanimously**
- Oliver made the motion to adjourn at 8:28**

