



Updated Meeting Posting MEETING POSTING

Original Posting Time: 2025 AUG 15 AM 08:40

Original Posting Number: T 685

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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2025 AUG 19 PM 01:48
NANTUCKET TOWN CLERK
Posting Number: T 699

Committee/Board/s

Historic District Commission (HDC) – Old Business

Day, Date, and Time

Tuesday, August 19, 2025, at 4:00pm *HYBRID

Location / Address

COMMUNITY ROOM @ 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM

Information on viewing the meeting can be found at:

<https://www.nantucket-ma.gov/138/Boards-Commissions-Committees>

Please note:

If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Link below:

https://us06web.zoom.us/webinar/register/WN_Zx2OQVtCRz2MtNzWUiS9JA

To watch live feed, click here:

<https://www.youtube.com/live/GORcAO6XAzI>

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, Holly Backus, Nicky Sherriff, Fiona Johnson, Sara Johnson

Building with Nantucket in Mind (1992) & Building with Sconset in Mind-Sconset Trust:

www.nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

Nantucket Historic District Commission ACTS, 1970. Chapter 395

<https://ecode360.com/15338755>

To view HDC Meeting View Packs, click [here](#).

***HDC related comments and/or concerns can be sent to: hdcpubliccomment@nantucket-ma.gov.

**Comments are due by 8:00am the Monday prior to the meeting.

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. COMMISSIONER DISCUSSION AND/OR VOTE

- Discussion and view of window samples

II. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Zero India, LLC	Zero India Street	Projecting Sign Entrance 1 (Marissa Collections)	42.3.1/130	The Sign Lady
	• Recommends approval subject to the submission of an updated application noting the lighting details and location of the sign bracket, and the removal of all window decals, which must be applied for under a separate application if desired.				
2.	South Water Realty, Inc.	21 S. Water Street	Projecting Sign (Julie's Kitchen)	42.4.2/102	The Sign Lady
	• Recommends approval as submitted subject to the chalkboard sign being removed.				
3.	Nant. Islands Land Bank	22 Broad Street	Projecting Sign (Land Bank)	42.4.2/34	Eleanor Antonetti
	• Recommends approval as submitted subject to the removal of the fence sign.				
4.	Poatne	Tom Nevers East	Directional/Traffic sign	NA	Bert Johnson
	• Recommends that the application be held for a complete application and a master sign plan of the neighborhood.				

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER**IV. OLD BUSINESS 08/05/2025**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nicole & Joel Whidden- 11541	11 Davis Street	New dwelling	82/75	Emeritus
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten				
	Last heard 7/22/2025				

V. OLD BUSINESS 8/19/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Robert L Ray Trust 12911	25 Hussey St VIEW	MH Addition	42.3.4/25	BPC
	• Commissioners: MacLeod (Acting Chair), Pohl, Oliver, Camp, Patten; Alternates: Thornewill; Agent: Paul				
	Last heard 7/29/2025				
2.	Carr Surfside Realty Tr 12949	16 Walsh Street	Re-site/partial demo/renov	42.4.1/50	R. Newman
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Thornewill, Patten, Oliver				
	Last heard 8/05/2025				
3.	Branden Scimone 12945	4 Wood Hollow Road	New Dwelling	72/16	R. Newman
	• Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill, Paul; Recused: Oliver				
	Last heard 8/05/2025				
4.	Branden Scimone 12943	4 Wood Hollow Road	Cabana	72/16	R. Newman
5.	Branden Scimone 12942	4 Wood Hollow Road	Pool	72/16	R. Newman
6.	Beach Bucket LLC 12893	14 Silver Street	Rev.1178; window sample view	55.4.1/182	Emeritus LTD
	• Commissioners: MacLeod (Acting Chair), Pohl, Oliver, Camp, Thornewill; Alternates: Patten, Paul				
	Last heard 7/29/2025				
7.	Gilbey, Mason 13013	54R Union Street	Garage to dwelling	55.1.4/32.1	Val Oliver Design
	• Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Agent: Oliver				
	Last heard 8/12/2025				
8.	Darrell Ferguson 12852	42 Chuck Hollow Road	As-Built retaining wall	75/65.1	Self
	• Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten, Oliver				
	Last heard 7/15/2025				
9.	9 Hulbert Ave. RE Tr- 12979	9 Hulbert Avenue	Addition/renovation	29.2/.3	Val Oliver Design
	• Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten; Agent: Oliver				
	Last heard 8/12/2025				
10.	Scrambled, LLC 12926	47 Hulbert Avenue	Rev. 12516; omit chim/fenest	29/15	BPC
	• Commissioners: MacLeod (Acting Chair), Pohl, Camp, Oliver, Thornewill; Alternates: Patten; Agent: Paul				
	Last heard 7/29/2025				
11.	1 Toombs Court, LLC 12913	1 Toombs Court VIEW	Duplex- Lot A, building 1	68/9	Linda Williams
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Recused: Oliver				
	Last heard 7/29/2025				
12.	1 Toombs Court, LLC 12912	1 Toombs Court VIEW	Mixed use- Lot A, building 2	68/9	Linda Williams
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Recused: Oliver				
	Last heard 7/29/2025				
13.	1 Toombs Court, LLC 12934	1 Toombs Court	Hardscape- Lot A	68/9	Linda Williams
14.	1 Toombs Court, LLC 12914	1 Toombs Court	Duplex- Lot B, building 1	68/9	Linda Williams
15.	1 Toombs Court, LLC 12915	1 Toombs Court	Mixed use- Lot B, building 2	68/9	Linda Williams
16.	1 Toombs Court, LLC 12932	1 Toombs Court	Hardscape- Lot B	68/9	Linda Williams
17.	1 Toombs Court, LLC 12909	1 Toombs Court	Duplex- Lot C building 1	68/9	Linda Williams
18.	1 Toombs Court, LLC 12910	1 Toombs Court	Mixed use- Lot C, building 2	68/9	Linda Williams
19.	1 Toombs Court, LLC 12936	1 Toombs Court	Hardscape- Lot C	68/9	Linda Williams
20.	Boulevard Prop Grp 10839	20 Main Street	Pool	73.3.1/50	Linda Williams
	• Commissioners: Pohl(Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none				
	Last heard 5/27/2025				
21.	Ten Straight Wharf, LLC 12355	10 Straight Wharf	Rev. 10021; addition	42.3.1/137	Linda Williams
	• Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul				
	Last heard 7/08/2025				

22.	Arthur Reade 12964	19 Monomoy Road	Alterations	54/260	Gryphon Architects
	• Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul				Last heard 8/12/2025
23.	3 Pops Ln Holding Tr 12896	3 Pops Lane	Rev. 11088; re-site/reno GH	60.2.4/64.1	MCA+
	• Commissioners: Pohl (Acting Chair), Oliver, Camp, MacLeod, Patten; Alternates: Thornewill, Paul				Last heard 8/05/2025
24.	3 Pops Ln Holding Tr 12895	3 Pops Lane	Garage	60.2.4/64.1	MCA+
	• Commissioners: Pohl (Acting Chair), Oliver, Camp, MacLeod, Patten; Alternates: Thornewill, Paul				Last heard 7/29/2025
25.	3 Pops Ln Holding Tr 12897	3 Pops Lane	Pool	60.2.4/64.1	MCA+
26.	Vestal Nantucket, LLC 12439	85 Vestal Street	New dwelling	56/252	JB Studio
	• Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: Welch				Last heard 8/05/2025
27.	Vestal Nantucket, LLC 12442	85 Vestal Street	Garage	56/252	JB Studio
28.	Vestal Nantucket, LLC 12441	85 Vestal Street	Cabana	56/252	JB Studio
29.	Vestal Nantucket, LLC 12440	85 Vestal Street	Pool	56/252	JB Studio

VI. OTHER BUSINESS

Approve Minutes-	July 1, 2025; July 8, 2025; July 29, 2025
	Next HDC Meeting August 26, 2025, New Business
	- Discussion on distinguishing between solid and veneer brick on chimneys and foundations. - Classification of street trees & vegetation mapping. - 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.

***III COMMISSIONER Q&A WITH PRESERVATION PLANNER** is the segment of the meeting when Commissioners seek answers to questions arising from their review of historic reference material, posted for Commissioners' review prior to the respective meeting, related to contributing structures or infill structures on that meeting's agenda. Applications having such references are indicated as **highlighted** on the agenda

Additional Future Action items- Not to be acted on during current meeting

