



HDC Draft Minutes, July 1, 2025; adopted August 26, 2025

HISTORIC DISTRICT COMMISSION

REGULAR MEETING MINUTES

Tuesday, July 1, 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 MacLeod
Associate Commissioners: Connie Patten, Carrie Thornewill

Chair Welch called the meeting to order at Tuesday, July 1, 2025, at 4:05 pm

Staff in Attendance:	Fiona Johnson , Administrative Specialist; Cathy Flynn , Land Use Specialist; Holly Backus , Preservation Planner, Nicky Sherriff , Land Use Specialist
Attending Members:	Stephen Welch (Chair), Abbey Camp, Val Oliver, Angus MacLeod
Remote Participants:	Joe Paul, Carrie Thornewill, Holly Backus, Nicky Sherriff
Absent Members:	None
Late Arrivals:	None
Early Departures:	None

Motion:	Motion is approved agenda (Oliver)
Vote	Stephen Welch (Chair), Abbey Camp, Val Oliver, Angus MacLeod

I. DISCUSSION & VOTE

HDC Meeting Schedule July 29, 2025 – October 21, 2025 -Motion to approve (Oliver); 5-0 carries unanimously

Ratify discussion of 6/24/25 of the Der Fence Workgroup (MacLeod); 5-0 carries unanimously

II. CONSENT

1. India & Rose Tr- 12742	28 India St	Historic Determination	42.3.4/108	Botticelli & Pohl
2. David DaLury-12792	125 Polpis Rd	Enlarge porch/fenest	44/19.2	Thornewill Design VO
3. CNV Surf LLC- 12802	68 Shawkemo Rd	Rev. 12266; fenestration	44/5	Emeritus, LTD VO
4. Peter O'Brien- 12793	8 Netowa Ln	Rev. 12019; dormers	55/581.1	JB Studio VO
5. Joseph Arno NT- 12790	31 Easy St	Rev. 12574; chg fence color	42.4.2/19	RGHG, LLP VO
6. John Williams- 12803	25 Long Pond Dr	Spa	59.4/17	Atlantic Landscaping VO
7. Steve Harkness- 12791	8 Lily St	Deck Ext.	42.3.4/8	Thornewill Design VO
8. Susan Eelman- 12745	6 Towady Ln	Windows/doors 4	9.3.2/15.6	NAG AM
9. Susan Eelman- 12746	6 Towady Ln	Shed	49.3.2/15.6	NAG AM
10. Marc Silver- 12747	9 Lyons Ln	Addition	76/25	NAG AM
11. Laurent Araujo-12743	56 Bartlett Rd	Demo/ Move off	66/100.2	Brook Meerbergen AM
12. Laurent Araujo-12750	54 Bartlett Rd	New dwelling	66/100.5	Brook Meerbergen AM
13. 100 Wauwinet Tr- 12786	100 Wauwinet Rd	Rev. 12484; fenestration	11/24.1	Botticelli & Pohl AC
14. Roost LLC- 12795	35 Nobadeer Ave	Roof Change	88/49	James Lydon AC
15. Neil Hrdlick- 12773	4 Dovekie Ct	Addition	68/563	NAG CT
16. Mayra Escobar- 12768	72A Cato Ln	Re-site Shed	66/457	Self CT
17. High Cliff Tr-12567	11 East Hallowell Ln	Renew HDC 2022-04-6202	30/17	Botticelli & Pohl CT
18. Susan McCollum- 12807	35 Eel Point Rd	Rev 11833; shed clr chg	32/63	Botticelli & Pohl JP
19. NT Property Owner- 12811	19 Beach Grass Rd	New Dwelling	68/388	LFW JP
20. Andrea Giroux- 12813	25 Hummock Pond Rd	Shed	56/8	Jason Perkins JP
21. NT Property Owner- 12810	13 Beach Grass Rd	New Duplex 6	8/854	LFW JP

Voting: Welch, Camp, Oliver, MacLeod, Patten; Recused; Pohl, Thornewill

Motion to approve consents made by Oliver; 5-0 carries unanimously

CONSENT WITH CONDITIONS

1. Ed & Dauna Coffin-12782	10 Longwood Dr Hoop Shed #1	71/17	Val Oliver Design	CP
• Due to lack of visibility. Hoop shed must not be visible at time of inspection and in perpetuity.				
2. Ed & Dauna Coffin- 12783	10 Longwood Dr Hoop Shed #2	71/17	Val Oliver Design	CP
• Due to lack of visibility. Hoop shed must not be visible at time of inspection and in perpetuity.				
3. 74R Hooper Farm Rd Tr- 12794	74R Hooper Farm Rd Fence	67/913	Val Oliver Design	CP
• Fence to be inside property line; vegetation on South side towards neighbor every third section with vining material.				
4. Michelle Kolb- 12711	27 N. Liberty St Rev 10276; As-Built	41/453	Self	RP
• As-built fee to be paid. Date of construction to be added to the COA: Individually Significant "Set Ray Cooper Shop" c. 1798 by Seth Ray				
5. Kathleen Krall- 12779	15 Masaquet Ave Rev 9525; chg shed clr	80/141	Botticelli & Pohl	CT
• Due to lack of visibility				
6. Bwana LLC- 12776	14 Correia Ln Rev. 8934; MH	80/59.1	Brook Meerbergen	CT
• As-built fee to be paid.				
7. Bwana LLC- 12777	14 Correia Ln Rev. 8933; 2 nd dwelling	80/59.1	Brook Meerbergen	CT
• As-built fee to be paid.				
8. Bwana LLC- 12775	14 Correia Ln Rev. 8932: Garage	80/59.1	Brook Meerbergen	CT
• As-built fee to be paid.				
9. Bwana LLC- 12778	14 Correia Ln Rev. 8928; gazebo	80/59.1	Brook Meerbergen	CT
• As-built fee to be paid.				
11. Terence Cardew- 12808	7 Mayhew Rd New Garage	92.4/209	LINK	JP
• Drop pent roof down to show 1 shingle course not 3 shingle courses above door.				
12. 60 Burnell LLC- 12784	60 Burnell St MH Demo/Move Off	49.3.2/18	Botticelli & Pohl	AC
• Date of construction, c. 1973, to be written on the COA				
13. 60 Burnell LLC- 12785	60 Burnell St GH Demo/Move Off	49.3.2/18	Botticelli & Pohl	AC
• Date of construction, c. 1979, to be written on the COA				
14. RC Nosegay LLC- 12809	Zero Sankaty Rd Change Window Color	73.1.4/153	LFW	JP
• Date of construction, c. 1994, to be written on the COA				

Voting: Welch, Camp, MacLeod, Thornewill, Paul; Recused: Oliver, Pohl

Motion to approve consent with conditions made by MacLeod; 5-0 carries unanimously

SIGNS

1. 29 Center St, LLC 29 Center St	Temporary sign (Scanlon Theodore)	42.3.1/122.2	The Sign Lady, LLC
• Approve provided the design is on wood, uses a wooden barrel with vegetation as a planter and does not exceed 30" in height.			
2. Congdon & Coleman Ins 57 Main St	Painted wall sign (Petticoat Row)	42.3.1/221	Congdon & Coleman

• Hold for additional information and specific paint colors. Applicant's requesting review by the full board.

Nicky Sheriff -SAC felt that both the application and the board would benefit from the input of all five members. Only three members were present this morning, and then additionally, they also requested more specific details about the proposal, including the exact paint that will be used, and just an overall, finalized design of the sign.

-Welch advised applicant to return to Sign Advisory Committee with a straight-on image, dimensions, and paint colors.

3. Allan Bell 45 Main St	Projecting sign (Nantucket Pharmacy)	42.3.1/207	Allan Bell
• Hold for revisions			
4. Nantucket Performing Arts 5 N. Water St	Wall sign 1- rev (NAPC)	42.4.2/88	NPAC
• Recommends approval as submitted			
5. Nantucket Performing Arts 5 N. Water St	Wall sign 1- re (NAPC)	42.4.2/88	NPAC
• Recommends approval as submitted			

Voting: Welch, Pohl, Camp, MacLeod, Oliver; Alternates: Thornewill, Patten, Paul

Motion to approve per Sign Advisory Council recommendations (Pohl).

Carries unanimously

III. NEW BUSINESS 04/15/2025

1. Ten Straight Wharf LLC- 12355 10 Straight Wharf Rev. 10021; Addition 42.3.1/137 LFW VO
- Application held for view and review at next meeting, 7/8/25; 5-0
- Vote: Stephen Welch, Ray Pohl, Abby Camp, Angus Macleod, Vall Oliver; Alternates: Thornewill, Patten, Paul
2. Kim Glowacki- 12388 5 Meader St. New secondary dwelling 42.2.3/40 LFW JP
- Hold until 7/8/25

VII. NEW BUSINESS 05/20/2025

- | Property owner name | Street Address | Scope of work | Map/Parcel | Agent | |
|---------------------------------------|--------------------------|------------------------------|------------------|----------------------------|---------------|
| 1. Leslie Wyrzes-12607 | 10R Academy Ln | Demo move off cottage | 42.4.3/86.1 | Thornewill Design | SW |
| • Hold until 7/15/25 | | | | | |
| 2. Leslie Wyrzes-12605 | 10R Academy Ln | New cottage | 42.4.3/86.1 | Thornewill Design | SW |
| • Hold until 7/15/25 | | | | | |
| 3. West Ashored, LLC 12613 | 62 Wanoma Way | MH color chg | 92/16 | Talissa Kungler | VO |
| 4. West Ashored, LLC 12615 | 62 Wanoma Way | Garage color chg | 92/16 | Talissa Kungler | VO |
| 5. West Ashored, LLC 12614 | 62 Wanoma Way | Cottage color chg | 92/16 | Talissa Kungler | VO |
| - WITHDRAWN | | | | | |
| 6. Nantucket Electric Co.- 12812 | 5 Candle St | Rehab Brick Building | 42.3.1/91 | LFW | SW |
- Board members were in favor of rehabilitation, but not a demo. There were concerns about how the glass blocks were being replaced. There was discussion on how to add the proposed door within the glass area. One commissioner emphasized staff's question on how the project would follow the Secretary of the Interior's Standards for rehabilitation and that it should be annotated on the plans. Also, that the new brick should match the existing brick, as it relates to color and size.
 - Motion Approved by Joe Paul
 - Proposal approved with the following exceptions and conditions:
 - Proposal door on the east elevation to be eliminated.
 - Glass blocks on east and west elevations to be restored.
 - Restoration must comply with the Secretary of the Interior's Standards and industry best practices for historic brick buildings.
 - Final brick material selections subject to further Commission staff approval.

Vote: Stephen Welch, Ray Pohl, Abby Camp, Angus Macleod, Val Oliver; Alternates: Thornewill, Patten, Paul

VIII. NEW BUSINESS 06/03/2025

- | Property owner name | Street Address | Scope of work | Map/Parcel | Agent | |
|------------------------------|-----------------|---------------|------------|------------------|----|
| 1. Michael Pearlstein- 12681 | 20 Derrymore Rd | New dormers | 41/112 | Structures Unltd | AM |
- Concerned with size and unglazed area. Will be visible. Bring 6" to 8" of shingle on either side of windows and bring cheek walls in head casings. The pictures do not match the drawings.
 - Motion to hold for revised drawings to match existing conditions and reduce width (MacLeod). 5-0

Vote: Welch, Camp, Macleod, Oliver, Patten; Alternates: Thornewill, Paul, Pohl

2. Klaus Kleinfeld- 12686 13 Hawks Cir Second dwelling 73/49.1 George Berg/LFW VO
- Dormers missing corner boards; front door next to 4 French doors. Could be windows. Would like to see columns up to door where head casing is. Concerned with the side facing the street. Dormer on the back might be seen from Stone Post Way.
 - Motion to approve with beam being inserted into column capitals and each of porch on West elevation. Change 4 French doors on West elevation to 4 double hung "A" windows; reintroduce corner boards into dormers; confirm roof pitch matches main house through Exhibit A. (Pohl) 5-0

Vote: Welch, Pohl, Camp, Macleod, Oliver; Alternates: Thornewill, Paul, Patten

IX. NEW BUSINESS 6/17/2025

Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1. Mark Howard- 12714	13A Willard St	As-built skirt change AC	42.4.1/15.1	Sam Herrick	AC
- Remove cap on HVAC and run to ground. Concerns with height of roof walk ridge; framing sits on ridge; framing is behind the fascia board. AC should not be in front of the house. - Motion to hold for revisions- propose piers and modifications to the roof walk and screening for the AC. (Camp) 5-0					
Vote: Stephen Welch, Ray Pohl, Abby Camp, Angus Macleod, Joe Paul; Alternates: Patten, Oliver; Recused: Thornewill					
2. 12 W Sankaty, LLC- 12727	12 W Sankaty	Rev 8454; new dormer	73.4.2/82	EMDA	RP
- No concerns - Motion to approve (Oliver). 5-0					
Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten					
3. Little Isle Lane LLC- 12726	4 Little Isle Ln	Hoop tent	68/174	Ryan Conway	RP
- No concerns - Motion to approve with variation of vegetative screening (Oliver). 5-0					
Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten					
4. Steven L. Cohen Tr- 12730	7 Primrose Ln	Gate/deer fence	40/65	CWA	RP
- The board prefers 7' and pushed back further. Add vegetation. - Motion to approve moving gate back an additional 5'. Fence 5' from property line with vegetative screening (Oliver) 4-1 (Camp- nay)					
Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten					
5. David Sloan 12740	34B Walsh St	Addition	29/104	LFW	JP
- Gable is tall. Windows in dormers should be 6/6. North and South dormers are chaotic. Windows are not proportionate - Motion to hold for revisions (Pohl) 5-0					
Vote: Stephen Welch, Angus Macleod, Ray Pohl, Abby Camp, Carrie Thornewill; Alternates: Patten, Paul, Oliver					
6. 33 Cliff Rd LLC 12741	33 Cliff Rd	Pool hardscape	42.4.4/5	AHERN LLC	CT
• Hold until 7/8/2025 per applicant's request					
7. Tuckernuck Land Trust 12732	Tuckernuck Dunham Rd	Field station rooftop solar	94/2	Cotuit Solar	CT
- No concerns - Motion to approve (Oliver) 4-1 (Camp- nay)					
Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten					
8. Third Time Trust 12733	41A Cliff Rd	New garage	42.4.4/2	Emeritus LTD	VO
- Garage is out of scale. Height needs to be brought down. Concerned with scale and proximity to the road - Motion to hold for revisions. (Camp) 5-0					
Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten					
9. Mary Murray Jeff Mint 12736	18 Gardner Rd	New Structure	43/135	Structures Unltd	CP
- No concerns - Motion to approve (Oliver) 5-0					
Motion: motion to approve					
Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten					

X. NEW BUSINESS 7/01/2025

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Callen Miller, Inc-12752 • Hold until 7/15/25 per applicant's request	117 Orange St	Move Off	55/377	EMDA
2. Richmond Grt Pt- 12766 • No concerns • Motion to approve (MacLead) 5-0 Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten	4 Honeysuckle	Rev 11305; Garage NTW trim	68/887	Dinah Klamert SW
3. Richmond Grt Pt- 12758 • No concerns • Motion to approve (MacLeod) 5-0 Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten	2 Honeysuckle	Rev 11300; Garage NTW trim	68/887	Dinah Klamert SW
4. Tick Tack Toe LLC- 12765 • No concerns • Motion to approve (Oliver) 5-0 Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten	6 Fawn Ln	Zoning Shed	68/974	Brook Meerbergen SW
5. Kristy Kay- 12770 • No concerns • Motion to approve (MacLeod) 5-0 Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten	85 Somerset Rd	Cabana	68/80	Val Oliver Design SW
6. Eagles Beach Nest- 12744 • No concerns • Motion to approve (Camp) 5-0 Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten	14 Nonantum Av	Porch roof	87/11	Val Oliver Design SW
7. 13 N. Star LLC- 12780 • No concerns • Motion to approve (Oliver) 5-0 Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Ray Pohl; Alternates: Thornewill, Paul, Patten	13 N Star Ln	Addition	30/206	NAG SW
8. Phillip Hadley- 12774 • Hold until 7/8/2025 per applicant's request	4 Underhill Ln	Hardscaping (Rev. 8485)	73.3.2/58.1	Ahern LLC CT
9. India & Rose Tr- 12772 • The boards prefers not bone white. • Motion to approve with white to match house trim or the contrasting white theme shown in the historic image at the applicants option (Oliver) 5-0 .Vote: Stephen Welch, Abby Camp, Angus Macleod, Val Oliver, Joe Paul; Alternates: Thornewill, Patten; Agent: Pohl	28 India St	Color Change	42.3.4/108	Botticelli & Pohl CT
10. 27 OSR, LLC- 12799 • Hold	27 Old South Rd	New Dwelling- Building 4 68/2 Dreamline/Kris Megna RP		
11. 57 Somerset, LLC-12815 • No show	57 Somerset Rd	New Dwelling 66/91 Aprea Design, Inc. RP		
12. Thedan Holdings- 12805 • No show	37 Milk St	Pool 41/528 Atlantic Landscaping VO		

Motion to approve the minutes: April 8, 2025; May 20, 2025; May 27, 2025 – made by MacLeod
Pohl, Camp, MacLeod- yay; Welch, Oliver- abstained.

Motion to adjourn at 6:49pm (MacLeod)