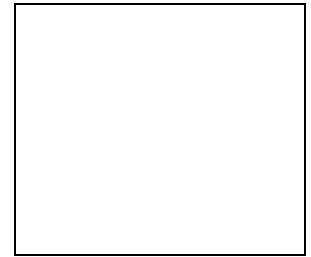




HISTORIC DISTRICT COMMISSION

Minutes September 16, 2025
2 Fairgrounds Road
Nantucket, Massachusetts 02554



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 and Fiona Johnson
Holly Backus left the meeting at 4:30pm

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

Camp: made the motion to approve the revised agenda. Approved by Welch, Pohl, MacLeod, Patten, and Camp

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

Zoom: Paul, Thornewill and Oliver

Late arrivals: Oliver at 4:45PM

Early departures: Oliver at 6:28PM and Welch at 6:47PM

I. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus informed the board that the Town's Coastal Resiliency Coordinator, Leah Hill reached out about an additional aspect of their Easy Street Project, which involves creating an addendum to the *Resilient Nantucket* design guidelines. This addendum will specifically address elevated roadways and their impact on the character and setting of the local and National Historic District.
- Holly also reminded the Commission about the need for historic determinations and elevation certificates for applications.
- Stephen Welch suggested making this a standard policy that would be part of the application process, to be collected systematically when issuing a Certificate of Appropriateness (COA).

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	David Menjivar 13233	6 Second Way	Shed	55/96	Structures Unltd VO
2.	Stepen Burbage 13239	47 Quidnet Rd	Renew COA 68676	21/143	Mellowes & Paladino VO
3.	NOSTRA, LLC 13131	23 Youngs Way	New shed	68/324	Structures Unltd VO
4.	Clay Street Development 13280	44 Skyline Dr	Move on frm 35 Meadowview- garage	79/990	Structures Unltd VO

- Board:** Welch, Pohl, MacLeod, Patten, and Camp
- MacLeod** made the motion to approve consents except for number 3 68 Center St
- Motion carries unanimously**

1.	Wight Wail II NT 13209	68 Center St	Driveway apron	42.4.3/102	LINK
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- Board:** Welch, Pohl, MacLeod, Patten, and Camp
- MacLeod** motion to approve as submitted striking all images but 57 Center St and the actual build to closely follow the proportions of 57 Center St
- Motion carries unanimously**

III. OLD BUSINESS 09/16/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Alfred Sanford, LLC 12830	10 Cato Lane	Rev 12631; MH	55/125	Ridgevale Development
<i>Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten</i> <i>Last heard 8/26/2025</i> Pohl made the motion to approve as submitted Motion carries 4-1 (Camp- nay)					
2.	Alfred Sanford LLC 12830	8 Cato Ln	New dwelling	55/663	Ridgevale Development
<i>Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten</i> <i>Last heard 8/26/2025</i>					

- Pohl opposed the use of vertical board siding on the gable and felt the shift to gable dormers was a step backward, adding unnecessary formality. He noted that ten dormers were excessive for the small house and preferred shed dormers for their rural character. He suggested reducing and consolidating dormers to lessen roof perforations and recommended pushing the house back beyond the 10-foot setback to achieve a simpler, more appropriate rural design. Both Camp and MacLeod seemed to support reducing the formality of the design and making it more in line with a rural architectural character, like Pohl's comments.
- Thornewill expressed disappointment that the two structures at 8 and 10 Cato Lane appeared too similar for such a small lane, noting that it was unnecessary for them to match so closely. She also raised concern about the lack of site plan information, emphasizing that approval of the building should also confirm its precise location, not leave placement to later revisions. Overall, she stressed the need for clearer differentiation between the two buildings and more comprehensive site details.
- Welch stated that the prior roof ridge height was more appropriate and felt the current design, especially with gable dormers, made the structure appear taller. He recommended clip gables, shed dormers, lowering the roof planes, reducing the number of dormers, and moving the house back five feet to lessen height and formality while creating clearer distinction from 10 Cato Lane. He agreed with the consensus that the design should reflect a simpler, more rural character.
- **Pohl made the motion to hold for revision**
- **Motion carries unanimously**

3.	Surfside R.T. 12949	16 Walsh St	Re-site/demo/move	42.4.1/50	R. Newman
•	<i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten, Oliver</i>				<i>Last heard 9/02/2025</i>
•	Camp expressed concern that the house appeared “shoehorned” into the site and wished for more breathing room around the structure. She suggested that orienting the house parallel to East Lincoln could create more open space and noted she would be more supportive of the project if this adjustment were made. Her comments centered on the site’s spatial constraints and the need for greater openness around the building.				
•	Pohl expressed support for rotating the building after learning that this was an option, noting that the board’s main concern was its proximity to Walsh St. He felt even partial rotation would help relieve the tight siting, improve the streetscape, and create more space. Overall, he showed openness to adjusting the orientation as a flexible solution better suited to the site and neighborhood context.				
•	MacLeod noted that the lot subdivision had created a less favorable orientation than the original site layout, making the building’s relationship to East Lincoln and Walsh Street more problematic. He agreed with the idea of rotating the structure to reduce the staggered offset along Wall Street and strengthen the streetscape. Ultimately, he made the motion to approve the revisions with the condition that the building be rotated to face East Lincoln Street, reflecting his concerns about orientation and desire to improve the site’s overall layout.				
•	Paul expressed satisfaction with the changes as presented, especially the revisions to the East elevation, which he felt reduced the scale along the street façade. He noted that lowering the second-story eave and adjusting the single-story eave had significantly improved the design. While acknowledging he might be in the minority, he was comfortable with the proposal and did not strongly support rotating the building, showing less concern about orientation than other board members.				
•	Welch was not fully satisfied with the revisions but felt they made the structure more appropriate by simplifying it in line with historically similar homes. He supported the reduction of dormers and the clearer distinction between large and small masses, which improved the building’s historical consistency. While preferring the structure to be about 15% smaller, he accepted the limitations of the retrofitted design and was less focused on its street orientation. Overall, he viewed the changes as an improvement. He favored further reductions in size.				
•	The board discussed several adjustments to improve the building’s fit within the site, including rotating the structure, downsizing the Walsh Street front porch by 1.5 feet, sliding the house slightly toward East Lincoln, reducing the overall size by about 15%, and simplifying the design to align with historical architectural styles. These modifications were intended to create better street relationships and maintain the neighborhood’s character.				
•	MacLeod made the motion to hold for revisions. It will be heard next week 9/23/2025 providing a new site plan is submitted by Friday 9/19/2025 by 8am				
•	Motion carries unanimously				

4. Branden Scimone **12945** 4 Wood Hollow Rd New dwelling 72/16 R. Newman
 • *Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused Oliver* *Last heard 9/02/2025*
 • **MacLeod made the motion to approve Option A as submitted**
 • **Motion passes unanimously**

5. Branden Scimone **12943** 4 Wood Hollow Rd Cabana 72/16 R. Newman
 • *Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused Oliver*
 • *No concerns*
 • **Camp made the motion to approve as submitted**
 • **Carries unanimously**

6. Branden Scimone **12942** 4 Wood Hollow Rd Pool 72/16 R. Newman
 • **Board: Welch, Pohl, MacLeod, Patten, and Camp**
 • **Camp made the motion to approve as submitted subject to conditions, including that the work is subject to non-visible time inspection and that there be no change to grade from the prior existing condition at the time of application.**

7. Smiley Sea Street, LLC **12819** **10 Sea St** New Dwelling 42.4.2/50.1 Normand Residential
 • *Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Patten, Thornewill* *Last heard 8/05/2025*
 • **Oliver made the motion to approve as submitted providing the roof walk be NTW**
 • **Motion passes unanimously**

8. ACK Local Management **13068** 46 Hooper Farm Rd New Dwelling 67/273.1 Kris Megna
 • *Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten* *Last heard 8/26/2025*
 • **Pohl made the motion to approve as submitted**
 • **Motion carries unanimously**

9. Artist Association **13104** **8 Federal** Addition 42.3.4/172 EMDA
 • *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul* *Last heard 9/02/2025*
 • Public Comment: Micky Rowland, et al noted that the revisions were an improvement overall, with better scale, but expressed concern about the 11-foot first-floor ceiling height, which he felt threw the façade out of proportion and dwarfed the front door. He recommended reducing the ceiling height to around 9 feet to bring the building into proper scale.
 • Ray Pohl agreed that the building now felt too vertical compared to the existing structure and supported lowering the first-floor ceiling height. He also commented that while the removal of Greek Revival trim was mentioned, the storefront still reflected that style and looked better than before; however, the second floor appeared too blank. He suggested reintroducing Greek Revival horns on either side of the storefront as a positive detail. He was pleased with the removal of the cupola and felt the courtyard side was appropriate, concluding that lowering the building and adding the horns would enhance the design.
 • Camp agreed that the design had become overly vertical and suggested adding more detail above the first floor to better connect it with the second. They referenced the successful renovation of the former Bookwork's building on Broad Street as an example of how two stories can relate effectively. While unsure of the siding material used there, they noted its distinctive quality. They expressed appreciation for the storefront windows and recommended incorporating Greek Revival elements to help unify the overall design.
 • MacLeod supported the overall simplification of the design but emphasized the need for the first and second floors to relate more closely, suggesting less detail on the lower level and more on the upper. They agreed with lowering the building's height and noted the importance of respecting the structure's history as one of the first built after the Great Fire of 1846. They requested clarification on whether the first- and second-floor walls were existing or new, preferring reuse of the original walls if possible. Additionally, MacLeod recommended providing a streetscape comparison of existing and proposed conditions to better evaluate scale in context with adjacent buildings.
 • Oliver stated that, contrary to others' views, they felt the simplified design was the strongest version yet. They noted the contrast with neighboring buildings, one ornate with yellow clapboard and another with a different historic style—and emphasized the importance of preserving this building's individuality through simplicity. While supportive of lowering the first-floor height slightly, they appreciated the revisions overall and preferred the structure remain as simple as possible to reflect its original character.
 • Welch expressed concern that lowering the first-floor height by a full foot could disrupt the proportions between the two stories, making the second floor appear taller in relation to the more detailed first floor. Instead, they suggested removing six inches from each story to reduce the overall height by one foot while preserving balance. They supported keeping the second floor simple and

noted no objection to adding modest Greek Revival gable returns.

- **Oliver made the motion to approve through staff taking 6” out of each floor and add Greek revival returns.**
Motion carries 4-1 (MacLeod- nay)

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| 10. | David Wallace 13161 | 35 Meadowview | New garage | 56/131 | Treff LaFleche |
| | <ul style="list-style-type: none"> • <i>Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: Thornewill</i> • No concerns • Paul made the motion to approve as submitted • Motion carries unanimously | | | | <i>Last heard 8/26/2025</i> |
| 11. | David Wallace 13160 | 35 Meadowview | New guest house | 56/131 | Treff LaFleche |
| | <ul style="list-style-type: none"> • <i>Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: Thornewill</i> • Paul expressed support for the changes and agreed with MacLeod’s recommendation to replace the north gable with a shed roof. • MacLeod also suggested lowering the eave of the single-story mass, tucking the eave under the north window, and revising the stairwell bump-out, which he felt appeared awkward. • Camp raised concerns about the offset gable to the left of the front door, suggesting it either be made flush or extended across the façade, and recommended larger windows to reduce shingle exposure. • Patten echoed the suggestion to enlarge windows. • Welch advised lowering the roof system, removing pilasters, and setting the dormer window header at the top plate. • MacLeod made the motion to hold for revisions. • Motion carries unanimously | | | | <i>Last heard 8/26/2025</i> |
| 12. | 100R Wauwinet Rd 13204 | 100R Wauwinet Rd | New dwelling VIEW | 11/24.3 | Botticelli & Pohl |
| | <ul style="list-style-type: none"> • <i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul; Agent: Pohl</i> • No concerns • Oliver made the motion to approve as submitted • Motion carries unanimously | | | | <i>Last heard 9/09/2025</i> |
| 13. | 1 Cliff Ln LLC 11494 | 1 Cliff Ln | Cabana | 30/633 | JB Studio |
| | <ul style="list-style-type: none"> • <i>Commissioners: Welch, Pohl, Oliver, MacLeod, Patten</i> • Oliver noted that the proportions were much improved from the first rendition and appeared more traditional. • MacLeod raised concern about the exterior stairs being too prominent in relation to the street and driveway, suggesting they be relocated to the east or re-angled on the north side. • Patten shared similar concerns about the stair placement. • Pohl commented that the overall massing remained awkward and emphasized his concern with the west elevation on Cliff Lane, where the exterior stairs dominated the design. • Welch agrees with the comments • Oliver made the motion to move the stairs to the North through Exhibit A. • Motions passes 4-0 (Pohl-abstained) | | | | <i>Last heard 1/28/2025</i> |
| 14. | St Mary’s Church 12403 | 6 Orange St | Hardscape | 42.3.1/148.1 | Hollister |
| | <ul style="list-style-type: none"> • <i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Oliver</i> • Public Comment: Mickey Rowland et al raised concerns about site design, preferring a single retaining wall rather than two separate walls on the north side, objecting to extensive parking on the south side facing Gardner Court and noting that a type two fence provided inadequate screening for the condensers. • Pohl observed that the condensers were very close to the stone alley and suggested adding vegetation, while noting the parking was acceptable given the rectory use. • Camp recommended incorporating brick and Belgian block for borders, adding field stones to break up the pea stone path, and possibly removing the bottom terrace wall. • MacLeod agrees with Holly Backus comments on the retaining wall not being moved reminded the board that the project is CPC funded and suggested using increased vegetation or a natural vertical board fence to screen the condensers. | | | | <i>Last heard 5/20/2025</i> |

- Patten also requested additional screening around the condensers.
- Welch stated they would support a board fence and vegetation around the condensers, and were comfortable with the retaining wall as proposed, and although not fully satisfied with the parking layout, considered it approvable.
- MacLeod made the motion to hold for revisions
- Pohl, Patten, Welch with a No and Camp and MacLeod with a Yay
- Motion does not carry
- Camp made the motion to approve with the condition of adding a board fence and gate with a cap on top with vegetative screening around the condensers.
- Motion carries 4-1 (MacLeod- nay)

15.	28 Pine LLC 13019	28 Pine St	Fen rev/ replace foundation	42.3.2/47	Emeritus LTD
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- *Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul* *Last heard 8/12/2025*
- This application was Held

16.	K225 LLC 12925	126 Main St	Rev parking	42.3.3/98.1	LFW
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- *Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Thornewill* *Last heard 08/26/2025*
- MacLeod strongly opposed the application, stressing that the issue was not the grass surface but the inappropriateness of creating a new parking space, which the board had previously rejected. He emphasized that HDC's role is to review architectural elements and site structures, not to determine where cars may park. Angus noted that the property's character and setting had already been altered and adding parking would only further diminish it.
- Patten opposed the proposal, stating she was not in favor of creating a parking space on the lawn, noting that even if it were not intended for use, it still could be used for parking..
- Pohl supported denial of the second parking space, stressing that the objection was not limited to the grass surface and that he would oppose it even if constructed of brick or cobblestones. He specifically objected to the diagonal placement of the space, emphasizing that the location itself was inappropriate.
- Camp stated she was not in favor of allowing a car to be parked on the lawn and agreed that such parking was inappropriate for Main Street.
- Welch supported the denial of the second parking space, noting that parking on a lawn along Main Street is inconsistent with the area's character. He remarked that the only way such a space might be considered acceptable would be with a deliberate design treatment, such as cobblestones, but reiterated that he opposed the proposal as presented.
- Pohl made the motion to deny based on inappropriate surfacing material (grass) for Main St. A parking spot diagonally up on yard with any material is not appropriate.
- Motion carries unanimously

17.	1 Toombs Ct LLC 12910	1 Toombs Ct	Mixed Use- lot 2, building 2	68/9	LFW
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- *Commissioners: Pohl (Acting Chair), Camp, MacLeod, Paul, Patten; Alternates: none; Recused: Oliver* *Last Heard 9/02/2025*
- MacLeod made the motion to approve with Exhibit A with the North gable shed on the first floor
- Motion carries unanimously

18.	1 Toombs Ct LLC 12930	1 Toombs Ct	Lot C- Hardscape	68/9	LFW
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- Board: Pohl, Camp, MacLeod, Paul and Patten
- No concerns
- Camp made the motion approve as submitted
- Motion carries unanimously
- Camp with motion to adjourn at 6:57 pm
- Motion carries unanimously