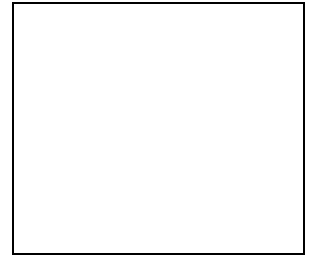




HISTORIC DISTRICT COMMISSION
Minutes September 30, 2025
2 Fairgrounds Road
Nantucket, Massachusetts 02554



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

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

Oliver: made the motion to approve agenda. Agenda approved by Welch, Pohl, Oliver, MacLeod and Camp
In person, Welch, Pohl, Oliver, Patten, Camp and MacLeod

Paul arrived at 4:47 PM via Zoom

Absent: Thornewill

Olive departed at 4:47 PM

MacLeod at 5:09 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. Surfside Realty Tr, LLC 13379	16 Walsh St	Historic Determination	42.4.1/13	R.C. Newman HB
- Board: Welch, Pohl, Oliver, MacLeod and Camp - Oliver made the motion to approve the consents - Motion carries unanimously				

II. COMMISSIONER DISCUSSION AND/OR VOTE

- Revised HDC Meeting Schedule 10/21/25 – 1/27/26 due to Special Town Meeting Tuesday November 4, 2025
- Board: Welch, Pohl, Oliver, MacLeod and Camp
- MacLeod made the motion to approve as presented by staff
- Motion carries unanimously

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- MacLeod asked Holly Backus about the portico at 21 Woodbury Lane, specifically whether the recommendation addressed entablature details. Backus explained that the sketch came from the *Field Guide to American Houses* and recommended reviewing traditional dimensions. Welch requested updates on Certified Local Government training, and Backus noted free NAPC training opportunities, access to materials, and the importance of reporting continuing education credits, while clarifying that training is encouraged but not required. Welch also asked about receiving printed copies of comments, and Backus confirmed she could provide them if told how many were needed.

IV. CARRYOVER AT COMMISSIONERS REQUEST FROM 9/23/2025 MEETING

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Fourteen Tautemo Real Tr 13304	14 Tautemo Rd	Shed color change	83/13	Emeritus, LTD
- Board: Welch, Camp, Oliver, MacLeod, Patten; Alternates: none - Patten made the motion to approve as submitted - Welch, Patten, Camp are Yay and Oliver and MacLeod are a No - Motion carries (3-2)				
2. Fourteen Tautemo Real Tr 13310	14 Tautemo Rd	Outbuilding color change	83/13	Emeritus, LTD
- Board: Welch, Camp, Oliver, MacLeod and Patten; Alternates: none - Patten made the motion to approve as submitted - Welch, Patten, Camp are Yay and Oliver and MacLeod are a No - Motion carries (3-2)				

V. OLD BUSINESS 09/30/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Abigail Reardon- 12416	31 Shimmo Pond Rd	Deer fence	43/170	Caitlin Cooke
	- Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: none - Pohl made the motion that the fence be set a minimum of 25 feet from the adjacent property line, with posts not visible at the time of inspection or thereafter. The mesh must be at least 60% screened at installation and maintained accordingly. The driveway gate must be located 60 feet from the property line. Vegetation is to be maintained in perpetuity, with supplemental planting provided as needed for continued screening. - Motion carries unanimously				
2.	Trevor Dunlap- 12825	21 Woodbury Ln	Rev 11974; portico/trm	41/547	Normand Residential
	- Board: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Paul - Board noted that the proposed changes represented a significant improvement over the prior submission. - Members expressed concern that the portico appeared too squat, suggesting lengthening and narrowing the columns and reducing the entablature for better vertical proportion. - The side door with sidelights was considered inappropriate, though it was acknowledged that it is not visible from the public way. - Questions were raised about the necessity of a copper roof on the portico. Members supported painting the roof walk white but recommended allowing the skirt to weather naturally. - Overall, the Board agreed the design was much improved while recommending these adjustments for a more traditional and appropriate appearance - MacLeod made the motion to hold for revisions - Motion carries unanimously				
3.	28 Pine LLC 13019	28 Pine St	Fen rev/ replace foundation	42.3.2/47	Emeritus LTD
	<i>Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul</i> <i>Last heard 8/12/2025</i> - Application not opened				
4.	Stephen Burlage- 13186	47 Quidnet Rd	MH addition	21/143	M & P
	- Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul - Pohl made the motion to approve as submitted - Welch, Pohl, Oliver and MacLeod with a Yay and Camp with a No - Motion carries (4-1)				
5.	Stephen Burlage- 13187	47 Quidnet Rd	Guest house	21/143	M & P
	- Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul - Pohl made the motion to approve as submitted with garage doors as NTW. It was noted by the Chair that if they want to come back with a color, submit an application to be approved by the Chair or Vice Chair on consent. - Welch, Pohl, Oliver and MacLeod with a Yay and Camp with a No - Motion carries (4-1)				
6.	David Wallace- 13196	35 Meadowview Dr	Main House addition	56/131	LDA Architects
	- Board: Welch, Pohl, Camp, MacLeod and Paul - Camp made the motion to approve a submitted with the condition that the first-floor south elevation is not visible at the time of inspection - Welch, Pohl, Camp, MacLeod voted unanimously				
7.	David Wallace- 13160	35 Meadowview Dr	Guest house	56/131	LDA Architects
	- Board: Welch, Pohl, MacLeod, Patten, Paul; Alternates: none - MacLeod made the motion to approve through Exhibit A eliminating the transom and dropping eave down to head casing of door. - Motion carries unanimously				

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| 8. | Alfred Sanford 12830 | 8 Cato Ln | New dwelling | 55/663 | Ridgevale Devel |
|----|----------------------|-----------|--------------|--------|-----------------|
- Board: Welch, Pohl, Camp, MacLeod and Patten; Alternates: none
 - MacLeod appreciated the street elevation showing both houses together and the site plan illustrating their proximity. He observed that the two houses both touch the front setback line and are nearly identical in shape, proportion, and fenestration, which he viewed as problematic. He suggested moving one structure back 10 to 20 feet to create variation and separation in their presentation. He also noted and appreciated the simplification and reduction of dormers in the revised design
 - Camp agreed with Angus MacLeod's concerns about the siting of the buildings, noting that the placement appears dense and the houses are nearly identical, which she felt was excessive for a rural country road. She observed that the ganged second floor windows seemed large and somewhat overwhelming for the structure. Her primary concern centered on the siting of the building along the street rather than its architectural design.
 - Pohl's comments on 8 Cato were that the applicant has made the revisions he was hoping to see, and he is fine with the proposal as presented.
 - Patten agreed with the concerns regarding the siting and density of the buildings and suggested that pushing the structure back or adjusting would help address those issues.
 - Welch asked to review the site plan and streetscape to better understand the relationship between the two houses.
 - He suggested that 10 Cato Lane could be mirrored to create variation, making the houses appear as bookends rather than identical copies. He also discussed the impact of parking, recommending that if parking remains in the front, the houses may need to be set back an additional ten feet. He encouraged the applicant to consider both mirroring and adjusting the siting to improve the streetscape and overall presentation.
 - MacLeod made the motion to hold for revisions
 - Motion carries unanimously
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| 9. | George Metri- 9127 | 12 Angola St | Hardscape | 54.4.4/78 | KMLD |
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- Board: Pohl, Welch, Camp, and Patten; Alternates: none
 - Welch made the motion to approve as submitted
 - Pohl, Camp and Patten with a Yay and Welch with a No
 - Motion carries (3-1)
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| 10. | Robert Sarkisian- 9409 | 8 N. Mill St | Hardscape | 54.4.4/78.2 | KMLD |
|-----|------------------------|--------------|-----------|-------------|------|
- Board: Pohl, Welch and Camp; Alternates: none
 - Welch made a motion to approve as submitted, with the condition that no fence be installed along Angola and North Mill, specifically eliminating any fence across the front of the house to the garage meeting North Mill.
 - Pohl and Camp with Yay Welch with No
 - Motion carries (3-1)
- Pohl made a motion to approve Minutes for September 9, 2025
 - Pohl, Camp, MacLeod and Patten Yay Welch is a No he did not read.
 - Carries unanimously
- The Chair asked to add to the end of the agenda a discussion on presentation of applications limited to prior approved or existing, prior submitted and currently proposed. The intent is to make meetings more efficient and effective.
- Pohl made a motion to adjourn at 5:37 pm
 - Motion carries unanimously

