



HDC Minutes October 28, 2025; adopted December 02, 2025

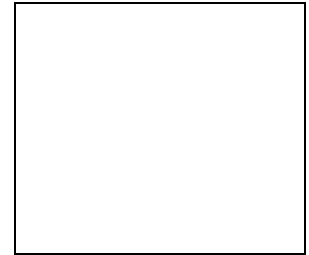
HISTORIC DISTRICT COMMISSION

Minutes October 28, 2025

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Old Business



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

Sara Johnson

Holly Backus left the meeting at 4:30pm

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

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

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

Zoom: Paul, Thornewill

I. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Angus MacLeod asked for clarification on why the proposed changes were considered inappropriate for the proposed application at 6 Lily Street, 'Sconset. Holly Backus explained that moving the Underhill Cottage would significantly alter the historic streetscape, which is not acceptable under the preservation guidelines. She noted that several commissioners had previously expressed opposition to the proposal, referencing the design guidelines, *Building with Nantucket in Mind*. Backus added that both the design guidelines and the "Secretary of the Interior's Standards" requires new additions to be subordinate to historic structures, and therefore the proposed massing should be reduced and the building should not be relocated, as it alters the historic streetscape.

II. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Chandra Miller 13500	13 W Dover St	Renew COA	55.4.1/196	Self	JP
	- Board: Welch, Pohl, MacLeod, Oliver and Camp - MacLeod motion to approve as submitted - Motion carries unanimously					

III. CARRYOVER AT COMMISSIONERS REQUEST FROM 9/23/2025- 10 MARBLE WAY

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	10 Marble Wy Nom Tr 13275	10 Marble Wy VIEW	Lot 1-garage/ADU	66/104	Kris Megna	
	<i>Commissioners: Welch, Oliver, MacLeod, Thornewill, Paul; Alternates: Patten; Recused: Camp</i> <i>Last heard: 9/23/2025</i> - Oliver stated that the proposed garage and accessory dwelling unit are appropriate for the location, noting the area's mixed commercial and residential zoning. She observed that the building's height is reasonable in comparison to nearby garages and that the overall design complements the existing streetscape. Oliver expressed her support for the proposal, finding it suitable within the neighborhood context. - Paul initially suggested that the garage doors might be better located at the rear of the structure. However, after reviewing the overall streetscape, he determined that the original design—with the garage doors facing the street—was more appropriate. He noted that this configuration adds visual variety, preserves the landscape buffer, and aligns with the character of the neighborhood. Paul ultimately supported the original submission. - Thornewill stated that after visiting the site, she agreed with the previous speakers' assessments. While she understood the reasoning behind placing the garage doors at the rear, she was comfortable with them facing the street in this instance, noting that it would not affect the property's use and that no other garages on the street had front-facing doors. Thornewill supported the proposal as submitted. - MacLeod expressed concern that the proposed garage and accessory dwelling unit would negatively affect the neighborhood's character and historic streetscape. He observed that increased development in the area has already altered its traditional					

appearance and felt that placing the garage doors facing the street would further disrupt the visual continuity. MacLeod preferred an alternative design that would position the structure farther back from the road and preserve the established streetscape. He opposed the majority's decision to approve the proposal as submitted.

- Welch stated that he appreciated the overall site plan and design sensitivity but expressed concern about the development's long-term visual impact on the streetscape, particularly as vegetation and screening evolve over time. He recommended planting columnar trees along the driveways to break up visual corridors and enhance the subdivision's appearance as landscaping matures. Welch also emphasized the importance of procedural clarity in motions and votes to ensure transparency and accuracy in approvals. He supported the proposal with the recommendation for additional vegetative screening to lessen its impact on the neighborhood.
- Oliver made the motion to approve the option with the garage doors facing the street, set 30 feet back from the property line ("Option A").
- Welch, Paul, Oliver and Thornewill were Yay and MacLeod was No
- Motion carries (4-1)

2. 10 Marble Wy Nom Tr 13276 10 Marble Wy Lot 1- duplex 66/104 Kris Megna
 - Board: Welch, Oliver, MacLeod, Paul and Thornewill; Alternates: Patten; Recused: Camp
 - Oliver made the motion to approve as submitted
 - Motion carries unanimously
3. 10 Marble Wy Nom Tr 13274 10 Marble Wy Lot 2- new dwelling 66/104 Kris Megna
 - Board: Welch, Oliver, MacLeod, Paul and Thornewill; Alternates: Patten; Recused: Camp
 - Oliver made the motion to approve as submitted
 - Motion carries unanimously
4. 10 Marble Wy Nom Tr 13355 10 Marble Wy Lot 2- new garage 66/104 Kris Megna
 - Board: Welch, Oliver, MacLeod, Paul and Thornewill; Alternates: Patten; Recused: Camp
 - Oliver made the motion to approve as submitted
 - Motion carries unanimously
5. 10 Marble Wy Nom Tr 13356 10 Marble Wy Lot 2- new cottage 66/104 Kris Megna
 - Board: Welch, Oliver, MacLeod, Paul and Thornewill; Alternates: Patten; Recused: Camp
 - Oliver made the motion to approve as submitted with the condition that a columnar deciduous tree be planted in the front right corner of the cottage as it faces the street.
 - Motion carries unanimously

IV. VIEWS REQUESTED BY COMMISSION FROM 10/21/2025

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> | |
|----|--|-----------------------|----------------------|-----------------------|--------------|----|
| 1. | Warner Peacock 13445 | 6 Fargo | Garage apt | 14/61.1 | Beau Barber | SW |
| | <ul style="list-style-type: none"> • Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none • No representation | | | Last heard 10/21/2025 | | |
| 2. | Verizon NE 13451 | 14 Eel Pt Rd | Replace generator | 40/64 | ATT | SW |
| | <ul style="list-style-type: none"> • Board: Camp (Acting Chair), Pohl, Oliver MacLeod and Patten; Alternates: Thornewill, Paul • Pohl made a motion to approve as submitted with the condition the vegetation on the property to remain • Motion carries unanimously | | | | | |
| 3. | Boyd, Stacey 13459 | 8 Isobel's Wy | Rooftop solar BLDG 1 | 49/113 | Sunwind LLC | SW |
| | <ul style="list-style-type: none"> • Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none • The board discussed the visibility of the proposed solar panels, noting that the property's private location and existing vegetation provided effective screening. Some members expressed concern about visibility from the road, particularly from the front (east) roof plane as foliage thins seasonally, while others felt the panels were minimally noticeable and appropriate as proposed. • MacLeod made the motion to approve with the condition that the solar panels on the front (east) portion of the roof be removed to reduce visibility from the public way. • Motion carries unanimously | | | Last heard 10/21/2025 | | |
| 4. | Boyd, Stacey 13460 | 8 Isobel's Wy | Rooftop solar BLDG 2 | 49/113 | Sunwind LLC | SW |
| | <ul style="list-style-type: none"> • Board: Camp, Oliver, MacLeod, Patten and Paul; Alternates: none • The board discussed the placement and visibility of the proposed solar panels. The applicant explained that the panels would be located on the rear of the house and the side of the garage, resulting in minimal visibility from the public way. Commissioners noted that most of the panels were appropriately sited, with only minor concern about visibility on the east dormer. The board agreed that the proposed placement and screening were suitable and approved the application as submitted, with the condition that if the roof is replaced in the future, it should be with a black color to further minimize visual impact. • Patten made a motion to approve as submitted with the condition that the roof is replaced with black a roof | | | | | |

- Motion carries unanimously

V. OLD BUSINESS 10/28/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Trevor & Randi Dunlap 11974	21 Woodbury Ln	Portico, trim, fenestration	41/547	Normand
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: none</i> • MacLeod made the motion to approve as submitted • Motion carries unanimously				<i>Last heard 9/30/2025</i>
2.	Webster Jr Tr, David 11793	11 S. Shore Rd	New Guest House	67/968.1	CWA
	• <i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten</i> • MacLeod made the motion to with the condition that existing vegetation shown in the photographs is maintained • Motion carries as submitted				<i>Last heard 2/18/2025</i>
3.	16 Squam Road, LLC 13397	16 Squam Rd VIEW	New dwelling	21/147	Emeritus LTD
	• <i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i> • Camp expressed concern about the proposed dwelling's height and its prominent placement on a hill. She noted that the house could appear overly dominant and alter the rural, natural character of the area, like other developments where larger houses stand out in the landscape. Camp questioned whether the project was part of a broader development and emphasized the importance of maintaining the neighborhood's scale and environmental character. While she found the design itself attractive, she remained apprehensive about its potential visual impact on the surroundings. • Oliver agreed with Camp's comments, expressing concern about the proposed height of the dwelling, particularly given its elevated location on a hill. She referenced previous guidelines that discourage taller structures in rural areas and recommended that the height be reduced to better align with the surrounding landscape and neighborhood character. • MacLeod recalled that building on hills was once discouraged and suggested that the proposed house would be less visually prominent if finished with natural or gray trim. He also recommended incorporating more articulation into the driveway design and expressed concern about the size and prominence of the front gable. • Patten observed that the house would likely be difficult to see because of the existing vegetation but shared concerns about its placement on the hill. She suggested considering possible mitigation measures to reduce its visual impact on the landscape. • Welch stated that he was generally comfortable with architectural design but recommended lowering the grade at the house by approximately one foot to reduce its visual impact. He also discussed best practices regarding the proportions and materials of the roof walk to ensure it remains consistent with HDC guidelines. • MacLeod made the motion to Hold for revisions • Motion carries unanimously				<i>Last heard 10/07/2025</i>
4.	Six Lily Street, LLC 13326	6 Lily St	Addition/move on site	73.3.1/109	Emeritus LTD
	• <i>Commissioners: Welch, Camp, MacLeod, Thornewill, Patten; Alternates: Paul, Oliver</i> • MacLeod stated that his primary concern with the proposal was the overall scale of the project and the plan to relocate the historic Underhill Cottage. He noted that, to his knowledge, an Underhill Cottage had never been moved in more than 140 years and expressed concern that the proposed addition exceeded the existing house in ground coverage. While he appreciated that the addition had been shifted slightly back, he felt the revisions did not adequately address issues of scale or the appropriateness of moving the structure. MacLeod emphasized that the addition should be more clearly subordinate to the historic cottage, as the current design continued to overwhelm the original building. • Camp expressed concern that the proposed addition would significantly alter the character of the historic Underhill Cottage. She felt that the new construction overwhelmed the original structure and caused it to lose its small, distinctive charm. Camp questioned whether an addition could be designed in a way that preserved the building's historic integrity and suggested that a smaller-scale renovation might be more appropriate to maintain the cottage's unique qualities. • Patten stated that after researching and visiting the Underhill Cottages, she was concerned about moving the historic structure and felt that the proposed addition would overwhelm and detract from its uniqueness and original intent. She believed the addition was too large and diminished the simple, seasonal character that Mr. Underhill envisioned. Patten expressed uncertainty about how an addition could be achieved without compromising the cottage's charm but conveyed significant concern about the current proposal. • Thornewill noted that the primary elements of the original Underhill Cottage remained visible in the proposal but felt the addition should be more clearly subordinate and that the historic structure should not be moved. She acknowledged that the addition appeared too large and that the existing cottage was beginning to lose its prominence, though she appreciated the use of compatible architectural details. Thornewill suggested that reducing the size of the addition and ensuring the cottage remains the dominant feature would strengthen the project.				<i>Last heard 10/14/2025</i>

- Welch stated that the design vocabulary for the project was appropriate but agreed with other commissioners that the proposed addition was too tall and carried excessive massing. He supported lowering the structure by approximately six inches and suggested “mud sealing” the foundation to bring the building closer to grade, thereby reducing its height and visual impact. Welch emphasized that the addition must remain subordinate to the historic Underhill Cottage to preserve its character and stated that he could support the project if these modifications were incorporated.
- MacLeod made a motion to Hold for revisions
- Motion carries unanimously

5.	30 N Beach St, LLC 13432	30 N Beach St	New hotel building	29/130	Emeritus LTD
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- *Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul* *Last heard 10/07/2025*
- Oliver stated that while the proposed building was attractive, it did not relate well to the existing historic hotel on the site. She expressed concern that the new structure differed significantly in character and noted that if the intent was to eventually alter the old hotel to match the new construction, she would not be in favor. Oliver acknowledged some positive design features, such as the shutters and brackets, but felt the proposed cupola was inappropriate. She suggested reconfiguring the building into an L-shape to reduce its visual presence along the street and recommended that the design better reflect the charm and lower profile of the existing hotel, particularly in consideration of floodplain requirements.
- Patten had nothing to add agrees with Oliver
- MacLeod stated that while he appreciated certain design elements, he was concerned about the siting and massing of the proposed building. He suggested that a streetscape elevation showing the new structure in relation to neighboring buildings would help assess its scale. MacLeod noted that although there are other two-story buildings with balconies in the area, those are set farther back from the street, whereas the proposed building would sit forward of the existing one-story hotel. He expressed concern that the raised height required by flood regulations, combined with the two-and-a-half-story massing, would make the structure too prominent. MacLeod recommended setting the building further back and reducing its massing to better align with the existing streetscape and the simple, low profile of the current hotel.
- Camp agreed with the need for the proposed building to better relate to the existing structures on the site. She suggested setting the building farther back from the street and simplifying its overall design. Camp also recommended lowering the right side of the building to better correspond with the lower-profile structures already present, rather than maintaining a uniform two-story height across the entire massing.
- Welch observed that the proposed building reflected traditional Nantucket proportions and detailing, including appropriate covered porches. However, he questioned whether the design should aim to match the existing low-pitched, mid-century hotel or intentionally establish a distinct character. Welch did not support the inclusion of second-floor balconies facing the street. He suggested that if the new building was to differ in style, it should do so with clear and deliberate intent. Welch also recommended that the applicant provide a comprehensive visual presentation showing the full property and proposed changes to help the board better understand how the new structure would relate to the existing buildings. He emphasized the importance of clarity and completeness in the board’s review process due to the project’s complexity.
- MacLeod made the motion to Hold for revisions and requested additional information, specifically a streetscape section to better understand the building’s scale and context
- Motion carries unanimously

6.	30 N Beach St, LLC 13405	30 N Beach St	Hardscape	29/130	Ahern, LLC
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• **TRACK**

7.	Steven Chen Tr 13422	32 Hulbert Ave	Hardscape	29/72	LINK
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- *Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul* *Last heard 10/07/2025*

The board discussed concerns regarding the recently installed arbors and Belgian block border, finding both elements inappropriate for the character of the neighborhood. Members noted that the arbors appeared overly stylized with a design influence that did not suit Hulbert Avenue and agreed that they were incompatible with the area’s traditional context. It was also observed that the Belgian block border was an anomaly for the Brant Point area and not consistent with its historic character. Overall, the board concluded that both the arbors and the border were out of character for the neighborhood and not suitable for approval.

Oliver made the motion to hold the application for review at the next meeting on November 18, pending a site visit to further evaluate visibility after the leaves have fallen. The motion also allows the applicant the option to remove the visible arbor and gateway prior to the next review.

Motion carries unanimously

VI. NEW BUSINESS 9/23/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Matt Mulcahy 13321	25 Prospect St	Demo/move off dwelling	55.4.4/91	LFW	SW

- Board: Pohl (Acting Chair), MacLeod, Oliver, Patten and Camp; Alternates: Thornewill, Paul; Recused: Welch
- MacLeod made the motion to approve a move off, without the demolition portion.
- Motion carries unanimously

- | | | | | | | |
|----|--------------------|----------------|--------------------|-----------|-----|----|
| 2. | Matt Mulcahy 13320 | 25 Prospect St | Demo move off shed | 55.4.4/91 | LFW | SW |
|----|--------------------|----------------|--------------------|-----------|-----|----|
- Board: Pohl, MacLeod, Oliver, Patten and Camp; Alternates: Thornewill, Paul; Recused: Welch
 - Oliver made the motion to approve as submitted
 - Motion carries unanimously

VII. NEW BUSINESS 10/21/2023

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> | |
|----|--|-----------------------|------------------------------|-------------------|-------------------|----|
| 1. | W. Scott Oldakowski 13559 | 34A Walsh St | New dwelling | 29/106 | EMDA | VO |
| | <ul style="list-style-type: none"> • Board: Pohl (Acting Chair), Welch, MacLeod, Oliver and Camp; Alternates: Thornewill, Patten, Paul • Welch made the motion to approve the project with the condition that the overall height be reduced by one foot through Exhibit A which will be noted on COA and plans. • Motion carries unanimously | | | | | |
| 2. | Quince St Trust 13461 | 4 Quince St | Fire escape | 42.3.4/20 | Val Oliver Design | RP |
| | <ul style="list-style-type: none"> • Board: Pohl (Acting Chair), MacLeod, Camp, Thornewill and Patten; Alternates: Paul, Welch • MacLeod made a motion to approve as submitted with the condition that it be painted Quaker Gray • Motion carries unanimously | | | | | |
| 3. | Knapp Trust, Etal 13463 | 23 Goldfinch Dr | Dormer | 68/512 | Val Oliver Design | RP |
| | <ul style="list-style-type: none"> • Board: Pohl (Acting Chair), MacLeod, Camp, Patten and Thornewill; Alternates: Paul, Welch • Camp made the motion to approve retaining the plane tree in the front of house • Pohl, Camp, Thornewill and Patten Yay and MacLeod is No • Motion carries (4-1) | | | | | |
| 4. | ACKside down, LLC 13515 | 20 Polliwog Pond Rd | Fencing | 55/422.3 | Sanne Payne | RP |
| | <ul style="list-style-type: none"> • No representation | | | | | |
| 5. | Joe Cafferelli 13520 | 11 Milk St | front door/shutter color chg | 42.3.3/84 | Frank Daily | RP |
| | <ul style="list-style-type: none"> • No representation | | | | | |
| 6. | Kings Way LLC 13540 | 3 Kings Way | Fence | 41/116.1 | Plame Dimitrov | AM |
| | <ul style="list-style-type: none"> • Board: Welch, Pohl, Camp, MacLeod and Oliver; Alternates: Thornewill, Paul, Patten • Welch made a motion to approve the fence as shown in Exhibit A with the fence along Kings Way set back to the front right corner of the neighboring house (as viewed from Kings Way) and to constructed of NTW red cedar • Welch, Camp, Oliver, Pohl are Yay and MacLeod was a No • Motion carries (4-1) | | | | | |
| | <ul style="list-style-type: none"> • Camp made the motion to adjourn at 6:56pm • Motion carries unanimously | | | | | |

