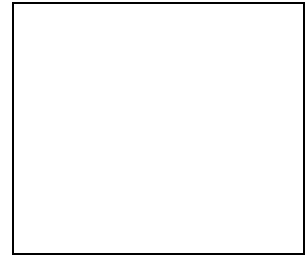




HISTORIC DISTRICT COMMISSION

Minutes, December 2, 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
Holly Backus left the meeting at 4:43pm

Meeting called to order at 4:03pm by Stephen Welch
Camp made the motion to approve the agenda. Approved by Welch, Camp, Paul, MacLeod, Patten
In person Welch, Pohl, Camp, MacLeod and Patten
Zoom: Paul, Thornewill
Absent: Oliver

I. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nant Island Land Bank 13752	19-21 Boynton Ln	Temp walk-in cooler/fence	67/14.5&14.6	Eleanor Antonietti SW
2.	Daniel Murphy 13769	8 Golfview Rd	Rev. 12522; bsmnt stairs	66/192	Ethan Gryphon SW
	- Board: Welch, MacLeod, Camp, Patten, Pohl - Camp made the motion to approve the consents - Motion carries unanimously				

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- The Chair asked Holly Backus if there were any Certified Local Government (CLG) updates. Backus reported that there were no new CLG updates.
- Backus noted that for items listed under Old Business, she has been indicating how many times each application has appeared before the board and including that information in the meeting notes.
- Backus also pointed out that several applications on the agenda involve historic structures. She recommended that the board consider making historic determinations for these cases, particularly when proposed work may trigger requirements under the stretch energy code. She clarified that applicants may need a historic determination when code-related upgrades are involved.
- Backus emphasized that any alterations to historic structures should preserve character-defining features, and that proposed additions should be designed with sensitivity to the building's historic context.

III. OLD BUSINESS 12/02/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Warren Peacock 13445	6 Fargo Way VIEW	Garage Apartment	14/61.1	Beau Barber
	<i>Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none</i> <i>Last heard 10/21/2025</i> - Held for next Old Business meeting on December 16th, 2025				
2.	5 Orange St, LLC 12975	5 Orange St	Rev. 7016; Addition	42.3.1/149	Thornewill Design
	- Board: Welch, Camp, Paul, MacLeod, Patten; Alternates: none; Agent: Thornewill MacLeod confirmed that his concern was with having any second-floor deck and allowing more than one skylight. - Camp sought confirmation that both the sunroom and the deck would be visible from Orange Street. - Paul recommended maintaining the historic rhythm on the west elevation, noting that it traditionally aligns with four columns. He suggested integrating the deck into that roof form to minimize visual impact. On skylights, he recommended reducing the quantity and added that while one skylight per roof plane is typically appropriate, the height of the gambrel roof could justify allowing two to three at most.				

- Welch stated he was personally comfortable with two—one per rear roof plane—but wanted the board to establish a more precise consensus. He concluded by guiding the discussion toward holding the application for revisions, specifically requesting clearer deck design information and skylight quantities for the next meeting.
- Camp made the motion to be held for revisions
- Motion carries unanimously

3.	Melissa Druley 13168	10 Candle House Ln	As-built color change	55.4.4/51	Self
	• Board: Welch, Camp, Thornewill, MacLeod, Patten; Alternates: Paul • Camp made the motion to approve Quaker Gray for the clapboard, white for both trim and door as well as to waive the as-built fee. • Motion carries unanimously				
4.	33 Cliff Rd, LLC 13388	33 Cliff Rd	VIEW	Stone post	42.4.4/5 Ahern, LLC
	• Board: Welch, Camp, Paul, Thornewill, MacLeod; Alternates: Patten • Thornewill stated that wooden posts would be more appropriate than stone for this location. She also raised concerns about the placement of the posts in relation to the property's setback, noting that if the posts are to be five feet tall, they should be located inside the setback. • Paul acknowledged that painted wooden posts are the neighborhood precedent, and that stone posts are atypical. He said the presentation convinced him that the stone posts were proportional and appropriate as an interior feature. • Camp said she would not oppose the use of stone columns if they were scaled down and noted that the proposed light fixtures appeared out of scale; reducing their size would make the design more acceptable. • MacLeod maintained that wood posts would be more appropriate and consistent with the character of Cliff Road. • Welch suggested that stone could be used for other small features but emphasized that street-facing stone posts would set up an undesirable precedent. As chair, he summarized the discussion. • The board discussed the appropriateness of stone versus wooden posts. Stone posts could be acceptable as interior accents if scaled appropriately and set closer to the house, but street-facing stone posts were considered out of character and would set up an undesirable precedent. Concerns were also raised about the scale of proposed light fixtures, which could be adjusted to improve overall design. • Paul made the motion to approve through staff on the condition that only interior (not street-side) stone posts are permitted. • Motion carries unanimously				
5.	Gallagher/FallRiver Fam 13661	8 Macy Rd	VIEW	Add dormers/windows	60/246 Michele Kolb
	• Board: Welch, Pohl, Camp, Patten, MacLeod; Alternates: Paul • Pohl suggested narrowing the two end dormers on the north elevation, which serve open/recreation space, to address size concerns without significantly affecting the program. • Camp felt that the second floor was “over dormered” and suggested that the design would be more appropriate if the dormers were reduced in size and set back slightly. • MacLeod recommended reducing the size of the flanking dormers to restore balance and suggested shifting some program to the center mass to address the “lopsided” appearance. He also noted inconsistencies between the North/South and East/West elevations in the drawings and advised that all elevations should be coordinated and accurate. • Patten supported reducing the size of the flanking dormers. • Welch stated that he was generally comfortable with the proposal. While he agreed with Pohl that reducing the dormer width could be beneficial, he acknowledged that further adjustments might be needed to fully address the board’s concerns. • Pohl made the motion that the end dormers on both the North and South elevations should be reduced in width by two feet, and a dormer in the family room should be reduced by 1.5 feet through Exhibit A • Motion carries unanimously				
6.	Gallagher/Fall River Fam 1366	8 Macy Rd		Hardscape	60/246 Michele Kolb
	• Board: Welch, Pohl, Camp, Patten, MacLeod; Alternates: Paul • Camp stated a pickleball court would be highly inappropriate and out of place in the landscape. • MacLeod noted that attempted screening can sometimes be more obtrusive than the court itself and concluded that a creative landscaping solution would be needed. • Patten had concerns about the pickleball court’s location next to a neighboring house. She questioned whether it could be moved, as its current placement intrudes on the neighbor’s side yard. • Pohl suggested the only acceptable location would be at the rear of the site near conservation land, at the lowest topographical point, to minimize visual impact.				

- Welch agreed that a front-yard pickleball court is visually and topographically inappropriate, suggesting the rear of the property as a more suitable location. He also noted that the proposed gates labeled as fences (E and F) are inappropriate in both design and placement for Madaket.
- Pohl made the motion to be held for revisions
- Motion carries unanimously

7. 7 Rochelle LLC 13680 2 Drew Ln **VIEW** Pickleball court, step 43/209 Jardins Intl
- Board: Welch, Pohl, Camp, Paul, MacLeod; Alternates: Patten
 - Camp noted that the proposed location, isolated in the far corner with potential for effective screening, was the most suitable option.
 - MacLeod noted that although the court is currently visible, additional screening (particularly evergreens or cedars) could mitigate off-season exposure. Overall, supporting the proposal with enhanced landscaping.
 - Pohl inquired about how much the court would be sunken and confirmed with agent that the grade drops 4–5.5 feet, viewing this as a positive factor. With these considerations, he was comfortable with the proposal.
 - Paul initially requested more details on section and elevation but, after reviewing the grade drop and the design in context, was satisfied and raised no objections.
 - Welch emphasized using appropriate indigenous plants for screening (cedar rather than arborvitae) to avoid deer problems and aesthetic mismatch and supported a collaborative approach with the applicant to improve screening.
 - Board members generally found the proposed location isolated in the far corner of the lot the most suitable option, noting that additional vegetative screening could effectively reduce visibility, including during the off-season. The grade drop of 4–5.5 feet was viewed positively, helping to recess the court and lessen its visual impact. The board emphasized the importance of using indigenous plantings, particularly cedar rather than arborvitae, to ensure effective, appropriate, and durable screening, and supported a collaborative approach with the applicant to refine landscape buffering.
 - Camp made the motion to approve through staff with the condition that there be supplemental screening to ensure year-round visual buffering through Exhibit A.
 - Motion carries unanimously

8. Tom Myers 13606 20 Massachusetts Ave Boathouse 60.3.1/321 Val Oliver Design

- *Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Agent: Oliver* *Last heard 11/18/2025*
- Held for next Old Business meeting on December 16th, 2025

9. 16 Squam, LLC 13397 16 Squam Rd New dwelling 21/147 Emeritus, LTD
- Board: Welch, Thornewill, Camp, Patten, MacLeod; Alternates: Paul
 - Thornewill recommended shifting to a gray trim and differentiating the trim from the sash, noting that a black sash could be an appropriate option.
 - MacLeod recommended gray trim with a contrasting sash color. He also commented that the roof walk appeared too large and should weather naturally, limiting the exterior palette to two colors.
 - Patten agreed that the roof walk should be left natural to weather and supported using gray trim.
 - Camp agreed that gray trim would be more appropriate than white for such an exposed structure, and questioned the suitability of the roof walk, noting that its legs and mass made it stand out on the hilltop.
 - Welch supported a two-color exterior palette of medium and light gray, stating the house would be appropriate with those changes, and recommended approval conditioned on adopting the gray/graphite palette and removing the roof walk.
 - Board members consistently supported moving away from white trim, noting it made the house appear overly large and prominent, especially given its exposed location. Multiple members recommended gray trim with a differentiated sash color. Concerns were raised about the size and visibility of the roof walk; while some felt it should be left natural to weather to reduce its impact, others found it inappropriate due to its proportions, legs, and prominence on the hilltop. The board ultimately leaned toward a two-color exterior palette (medium and light gray) and recommended approval conditioned on adopting the gray/graphite palette and removing the roof walk.
 - Camp made the motion to approve through staff with the condition of the medium gray trim, graphite sash/shutters and no roof walk.
 - Motion carries unanimously

10. Dobrimar Sultanov 13706 24 Hummock Pond Rd Addition/dormers 56/84.2 DTA

- Board: Welch, Pohl, Camp, Paul, MacLeod; Alternates: Patten
- Pohl made the motion to approve as submitted
- Motion carries unanimously

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| 11. | Reward ACK, LLC 13439 | 7 Thurston's Wy | Basement fenestration | 66/34 | Gashi Construction |
| | <ul style="list-style-type: none"> • Board: Welch, Camp, Patten, MacLeod, Thornewill; Alternates: Paul • Thornewill made the motion to approve as submitted • Motion carries unanimously | | | | |
| 12. | Vestal Nantucket, LLC 12439 | 85 Vestal St | New dwelling | 56/252 | JB Studio |
| | <ul style="list-style-type: none"> • Board: Pohl (Acting Chair), Camp, Patten, MacLeod; Recused: Thornewill • MacLeod recommended it be set farther back and lowered to better integrate with the natural grade. He also suggested revising the porch roof and West addition and pointed out inconsistencies between the elevations and sections. • Patten found the architectural design appropriate but felt the overall level of development on the site was excessive for the lot size, expressing concern about the intensity of the program. • Camp expressed strong concerns about overdevelopment and incompatibility with the natural landscape and rural street character. • Pohl remained unsure about the proposed grading due to the inconsistent finished floor and grade levels across the site. He stated the board would not move toward approval at this stage but needed to provide clear direction for the next round of revisions. • The board advised moving the house farther from the road and lowering it to follow the natural slope, reducing the height and prominence of the West addition and porch, and simplifying the overall site plan to avoid overdevelopment. Members requested accurate, consistent grading and elevation drawings, encouraged relocating parking/driveway to the Southwest to protect the rural road character, and recommended using architectural details and materials in keeping with the surrounding landscape and neighborhood. • Camp made the motion to be held for revisions • Motion carries unanimously | | | | |
| 13. | Vestal Nantucket, LLC 12442 | 85 Vestal St | Garage/studio | 56/252 | JB Studio |
| | <ul style="list-style-type: none"> • Board: Pohl (Acting Chair), Welch, Camp, Patten, MacLeod; Alternates: Paul; Recused: Thornewill • Camp noted that the sloped site would make the guest house highly visible from Duke's Road, with an exposed foundation and a very vertical appearance. She was particularly concerned about the dramatic back elevation and remarked that the site conditions made the design challenging. • MacLeod recommended lowering the first floor to match existing grades, eliminating visible from street exterior stairs, recessing the foundation, and providing site sections to show true visibility from the road. • Patten agreed with previous comments. • Welch recommended that the project should incorporate more step-downs along the slope, reduce visible foundation, and lower the overall height. • The board's consensus was to hold for revisions that would lower the guest house, set it into the hill, eliminate or screen exposed foundation, reduce scale, and provide accurate site cross-sections (and engineering details). • Welch made the motion to be held for revisions • Motion carries unanimously | | | | |
| 14. | Vestal Nantucket, LLC 12441 | 85 Vestal St | Shed | 56/252 | JB Studio |
| 15. | Vestal Nantucket, LLC 12449 | 85 Vestal St | Pool-hardscape | 56/252 | JB Studio |
| | <ul style="list-style-type: none"> • Shed and pool held to track | | | | |
| 16. | ACK Mid Island, LLC 13673 | 18-26 Sparks Av | Window color change | 55/350 | GBDA |
| | <ul style="list-style-type: none"> • Board: Welch, Pohl, Camp, Patten, MacLeod; Alternates: Paul • Made the motion to approve as submitted (platinum gray for trim, bronze for sash and doors) • Motion carries 4-1 (Welch - nay) | | | | |
| 17. | RGPD 13504 | 2 Honeysuckle | Rev. 11302; hardscape | 68/886 | Dinah Klamert/KOH |
| | <ul style="list-style-type: none"> • Board: Camp (Acting Chair), Patten, MacLeod, Paul; Alternates: none • Paul expressed no concern. • Patten expressed no concern. • MacLeod recommended using vegetation as the main screening instead of tall fencing and suggested repositioning the fence to increase natural screening and reduce its visibility from the street. • Camp asked the applicant to propose ways to step the fence or enhance the neighborhood's appearance instead of relying solely on tall street-front fencing. • MacLeod made the motion to approve through staff with the condition that at the street corner of Beach Grass Road and Ironwood Road, the six-foot fence inset to match the adjacent 27.44-foot setback to allow for greater screening as Exhibit A. • Motion carries unanimously | | | | |

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|-----|------------|---------------|-----------------------|--------|-------------------|
| 18. | RGPD 13505 | 4 Honeysuckle | Rev. 11303; hardscape | 68/887 | Dinah Klamert/KOH |
|-----|------------|---------------|-----------------------|--------|-------------------|
- Board: Camp (Acting Chair), Patten, MacLeod, Paul; Alternates: none
 - MacLeod suggested that the six-foot fence along Ironwood Road be inset to align with the 34.83-foot setback, creating space for added planting and screening.
 - Paul agreed with MacLeod.
 - Patten agreed with MacLeod.
 - Camp agreed with MacLeod.
 - MacLeod made the motion to approve through staff with the condition to set back the 97.56-foot stretch of the six-foot fence at the same distance as the 34.83-foot section, to allow for additional planting. This setback would extend along Ironwood Road to the division between number four and six, as documented in Exhibit A.
 - Motion carries unanimously
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| 19. | Francis Farrell 13641 | 4 Westmore Ln VIEW | 400sf addition | 41/12 | John Cazayoux |
|-----|-----------------------|---------------------------|----------------|-------|---------------|
- Board: Welch, Pohl, Paul, Patten, MacLeod; Recused: Camp
 - Pohl felt the design was overly ornate, including the bay window, pergola, and detailed garage doors, and that the small nine-inch height reduction didn't significantly improve its appearance. The broad dormers were seen as creating an overpowering shingled wall.
 - MacLeod found the bay window overly elaborate for the building's scale. He felt the wide, flush dormers heightened the perceived massing and requested additional reduction and better design coordination.
 - Paul stated the design was considered too busy, with problematic vertical massing particularly on the North elevation, and a height reduction of at least one foot is recommended.
 - Patten found the design too tall and "fussy," and expressed confusion over the drawings.
 - Welch stated that the structure was too tall and bulky for its setting, largely because of the dormer arrangement. He suggested exploring a smaller or ground-level alternative and requested a cross-section to clarify the building's heights.
 - The board recommended reducing the building height by at least one foot. Substantially narrow, lower, and set back the dormers to lessen their visual mass. Simplify or redesign the bay window or potentially remove it to better suit the scale and context. Remove or minimize excessive ornamentation (pergola, lattice, detailed garage doors). Add a cross-section to clarify grade, height, and code/egress compliance. Consider shifting the program to a ground floor or basement unit to reduce the above-grade bulk.
 - Pohl made the motion to be held for revisions
 - Motion carries unanimously
- | | | | | | |
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| 20. | Six Lily St, LLC 13326 | 6 Lily St Sconset | Addition/move on site | 73.3.1/110 | Emeritus, LTD |
|-----|------------------------|-------------------|-----------------------|------------|---------------|
- Board: Welch, Camp, Patten, MacLeod, Thornewill; Alternates Paul
 - Camp recommended setting the addition further back and incorporating more of the original building's architectural features.
 - Patten noted the project is "close" to being right, appreciated the revisions, and valued the applicant's intent to preserve the historic Underhill cottages.
 - MacLeod recommended keeping the historic three-over-three windows and low eaves on the North elevation, stepping back the addition to clarify the main mass, and removing the West elevation gable to better align details and fenestration with the existing structure.
 - Thornewill suggested setting the West addition back slightly to highlight the original corner detail and allow the historic form to "breathe."
 - Welch stated the project was "approvable as is," and respected the intent to differentiate new and old.
 - The board recommended stepping back the addition, adding more historic detailing, and addressing prior comments regarding windows, massing, and eaves.
 - Camp made the motion to be held for revisions
 - Motion carries unanimously
- | | | | | | |
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| 21. | 28 Pine, LLC 13019 | 28 Pine St | Addition | 42.3.2/47 | Emeritus, LTD |
|-----|--------------------|------------|----------|-----------|---------------|
- Board: Welch, Camp, Paul, Patten, MacLeod; Alternates: Thornewill
 - Camp noted that the hip/conical roofed bay on the Pine Street façade dominated and detracted from the historic main structure.
 - Paul felt the gable dormer on the West elevation provided balance, approved the fenestration changes, and supported alternatives for the Pine Street bay, such as a shallower hip or shed roof.
 - MacLeod recommended reducing the North shed dormer for better proportion but was primarily concerned with the Pine Street addition, suggesting a smaller, historically appropriate bay window or sun porch instead of the oversized front addition.
 - Patten appreciated the changes and was generally satisfied with the solutions to add needed space in a small structure.
 - Welch found the gable dormer "the most vexing part" of the complex structure but supported the bay window as a new focal point, considering the proposal generally appropriate while acknowledging some room for improvement.

- The board recommended rethinking the Pine Street front addition, favoring a smaller bay window or sun porch over a full room to better fit the historic context. They also suggested reducing the North shed dormer's scale and exploring front porch alternatives to preserve historic character and enhance functionality.
- Camp made the motion to be held for revisions
- Motion carries unanimously

22. Dara Foundyller 13207 8 Massachusetts Av [VIEW](#) New garage/Boathouse 60.2.4/1 [LINK](#)

- Board: Welch, Camp, Paul, MacLeod: Alternates: Thornewill
- Paul preferred the original structure's broken-up forms and recommended using a rounded corner on only one garage door to maintain authenticity.
- Camp felt the pent roof over the middle garage door was unnecessary and that simplifying it would improve the design.
- MacLeod suggested that if a rounded door is retained, it should have a true curve rather than just rounded corners, and supported greater differentiation of forms similar to the previous submittal.
- Patten agreed with both Joe and Angus, had nothing further to add.
- Welch expressed concern that the revised design caused "insurmountable" roof plane conflicts, arguing that attempts to fix them would overcomplicate the structure and that the original, more broken-up massing better suited the boathouse's setting.
- The board prefers the previous, more broken-up/additive massing over the new unified design to reflect historic boathouse character. Simplify overall architectural elements, including garage doors and pent roofs. Use only one true-arched garage door to establish hierarchy and authenticity. Remove repetitive or overly decorative details. Clarify roof overhangs and mass intersections to ensure logical architectural relationships.
- Camp made the motion to be held for revisions
- Motion carries unanimously

- Board: Welch, Patten, Camp, MacLeod, Paul
- The board made the to approve minutes October 28, 2025
- Motion carries 3-2 (Welch and MacLeod – nay)
- Welch made the motion to adjourn at 7:50pm
- Motion carries unanimously