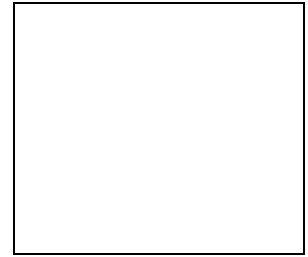




HISTORIC DISTRICT COMMISSION
Minutes January 13, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



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 4:38 pm

In person Welch, Pohl, Oliver, Camp, MacLeod and Patten
Remote: Thornewill and Paul
Early departures: Oliver left at 5:30pm; attended remotely at 5:40pm

Meeting called to order at 4:03pm by Stephen Welch
Board: Welch, Pohl, Oliver, MacLeod, Camp
Pohl made the motion to approve the agenda
Motion carries unanimously

I. COMMISSIONER DISCUSSION AND/OR VOTE

- Change to Old Business Meeting hours; 4pm – 7pm effective next Old Business meeting- January 27, 2026.
- Proposal of the Certified Local Government (CLG) being the appointing authority of an Historic Preservation sector member to the Nantucket Planning & Economic Development Commission (NP&EDC), votes may be taken.
Leslie Snell, Planning Director presented an initiative to add a historic preservation seat to the Nantucket Planning and Economic Development Commission (NPDEC).
Motion: The Nantucket Historic District Commission supports the Nantucket Planning & Economic Development Commission's initiative to have the Certified Local Government (CLG) appoint a sector based representative and will act to further that goal.
Made by Pohl.
Carries unanimously

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Elizabeth Wetherman 13964	22 Burnell St	Roof change	73/2.1	T & T Roofing	CP
2.	Jason Maroney 13961	29 Rhode Island Av	Porch roof	60.3.1/132	Thornewill Design	VO
3.	NISHA 13965	25 Airport Rd	Roof top solar	68/727	ACK Smart	VO
4.	138 OSR, LLC 13968	138 Old South Rd	Roof top solar	69/11	Cotuit Solar	VO
5.	Hornbeam Thompson 13981	1 Crow's Nest Wy	Roof/wind/door	12/23	Thornewill Design	VO
6.	Catherine Molnar 13982	12R Skyline Dr	Hardscape/fence/gate	79/35	Jardins Intl	VO
7.	Charles Johnson Tr 13983	5 Farmers St	Historic Determination	42.3.2/160	R. Newman	HB

- Board:** Welch, Pohl, Oliver Camp and MacLeod; Alternates: Patten, Paul; Recused: Thornewill
- Oliver made the motion to approve
- Motion carries unanimously

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Linger Longer, LLC 13978	10 Warren St	Roof change	55.4.1/39.2	Chris Lydon	CP
	• Date of construction to be written on the COA.					
2.	Navy Whale, LLC 13977	3 W Chester St	Roof change	42.4.3/14	Chris Lydon	CP
	• Date of construction to be written on the COA.					
3.	29 Hinsdale Rd, LLC 13976	29 Hinsdale Rd	Roof change	68/410	Chris Lydon	CP
	• Date of construction to be written on the COA.					
4.	Peter Hicks 13984	268 Polpis Rd	Pool-hardscape	25/29	Atlantic Landscaping	VO
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application					

- **Board: Welch, Pohl, Oliver Camp and MacLeod; Alternates: Thornewill, Paul, Patten**
- MacLeod made the motion to approve
- Motion carries unanimously

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- During Commissioner questions and answers, Preservation Planner Holly Backus provided several updates. She expressed support for the NP&DEC sector-based appointment initiative and noted her role as the Certified Local Government (CLG) coordinator for the Town. She reported presenting to the NAREB (Nantucket Association of Real Estate Brokers) continuing education class in late October with Mary Bergman of NPT (Nantucket Preservation Trust) and Sarah MacLane of NHC (Nantucket Historical Commission.) The class focused on selling historic properties on the island and emphasized the importance of historic determinations and the role of realtors in guiding property owners toward appropriate preservation practices. She also provided an update on Certified Local Government (CLG) grant work, saying she currently has an RFQ (Request for Quotes) out for a consultant to survey more properties in the historic district using the Fiscal Year 2023 grant received from the Massachusetts Historical Commission (MHC), and that she has submitted a pre-application to MHC for Fiscal Year 2026 federal funding with the goal of creating a preservation plan, which she noted aligns with recommendations from the Master Plan process. Finally, she explained her practice clearly noting how many times an application (she has reviewed) has appeared before the Commission (e.g., "OB I") to clarify review history.

V. 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.	Tom Myers 13606	20 Massachusetts Ave	Boathouse	60.3.1/321	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Agent: Oliver • The Board discussed design refinements aimed at simplifying the structure and making it more consistent with traditional architectural styles, including concerns that the pent roof appeared too large without brackets and recommendations to reduce or adjust that element, remove existing dormers, install knee wall windows with six-light sash similar to the lower-level six-over-six configuration, and add brackets to the pent roof; a motion was made to remove the dormers, install two to three six-light knee wall windows, and add brackets to the pent roof, and the motion passed unanimously with all voting in the affirmative, with the intent of achieving a cleaner, more understated design that better reflects the historic character of the district. • MacLeod made the motion to remove through Exhibit A with the removal of the dormers and add 3 knee wall windows that are the size of the 6-light of the 6/6 sash below. Also, add brackets to the pent roof. • Carries unanimously.				

VI. OLD BUSINESS 12/16/2025

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Virginia Irwin 12621	115 Cliff Rd	New dwelling	41/7	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent Oliver • Commissioners expressed significant design concerns and were disappointed at the lack of response to the changes requested in previous meetings. The cross gambrels facing the road are creating a large box. The eave crashes into the side of the main gambrel. They should be dormers. The height is overwhelming. Need to be simplified. The roof lines are not right. • Abby Camp made the motion to hold for revisions and to include the minutes of 1/13/26 • carries unanimously.				
2.	Virginia Irwin 12620	115 Cliff Rd	Guest house/garage	41/7	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent Oliver • Commissioners expressed concerns about the west elevation dormers, noting that the sill heights were too low relative to the exterior stair railing. The siting is too close to the road. Suggested reducing extraneous dormer details and adjusting the window placement and proportions: additional comments noted that the north elevation staircase and columns on the garage/studio appeared overly elaborate and that the 22-foot height was excessive. • Abby Camp made the motion to hold for revisions and to include the minutes of 1/13/26 • Carries unanimously.				
3.	Virginia Irwin 12616	115 Cliff Rd	Pool house	41/7	Val Oliver Design
	• Commissioners: Welch, Pohl, Camp, MacLeod, Thornewill; Alternates: Patten; Agent Oliver • Commissioners raised concerns that the roof form and cross-gable configuration were too prominent, the round window was atypical and drew undue attention, and the overall design was visually prominent for a secondary structure; suggestions were made to simplify the form and reduce its visual impact through altered roof treatments and architectural vocabulary. • Abby Camp made the motion to hold for revisions and to include the minutes of 1/13/26				

- Carries unanimously.

4. Virginia Irwin **12619** **115 Cliff Rd** Re-site shed 41/7 Val Oliver Design
 • [Track](#)

5. Virginia Irwin **12618** **115 Cliff Rd** Pool/hardscape 41/7 Val Oliver Design
 • [Track](#)

6. 30 N. Beach St., LLC **13432** **30 N. Beach St.** New hotel building 29/130 Emeritus, LTD
 • [Hold](#)

7. 30 N. Beach St., LLC **13405** **30 N. Beach St.** Hardscape 29/130 Ahern, LLC
 • [Hold](#)

8. Vestal Nantucket LLC **12439** **85 Vestal St** New dwelling 56/252 JB Studio
 • **Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Recused: Thornewill**
 • Abby Camp-The main house was too large for the site. The driveway is inappropriate.
 • Angus MacLeod- not enough response to the overall volume. The parking covers the entire lot. Prefers Option B.
 • Ray Pohl- no concerns with the design. Prefers Option B. expansive shingle needs to be reconciled. Too much parking is preventing vegetative screening.
 • Connie Patten- Too large, prefers Option B.
 • MacLeod made the motion to hold for sizable revisions on the house only based on the discussion at tonight's meeting. The left massing and move the house over to screen the guest house; change the parking and change to a turn-out. Include a timebox of 5-7 minutes and hold the other applications until the house is resolved.

9. Vestal Nantucket LLC **12442** **85 Vestal St** Garage/studio 56/252 JB Studio
 • [Hold](#)

10. Vestal Nantucket LLC **12440** **85 Vestal St** Pool-hardscape 56/252 JB Studio
 • [Hold](#)

VII. OLD BUSINESS 01/13/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Seven Pleasant, LLC 13784	7 Pleasant St	Hardscape	42.3.3/158	Greyson Keller
	• Commissioners: Welch, Pohl, Camp, Thornewill, Paul; Alternates: Patten • The only concern was to add more vegetation down the driveway. • Ray Pohl made the motion to approve. • Carries unanimously.				
2.	Warner Peacock 13445	6 Fargo Way	Garage apartment	14/61.7	Beau Barber
	• Commissioners: Camp (Acting Chair), Oliver, MacLeod, Patten, Paul; Alternates: none • Angus MacLeod made the motion through Exhibit A with the bringing eave of the roof down to the head casings of the windows in the shed dormer and shingling the stair rail. • Carries unanimously				
3.	Thirty-Seven Squam 13289	37 Squam Rd VIEW	Studio	13/26	Gryphon Architects
	• Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates Patten, Paul • Preferred the previous. Suggested taking the length out. The overall scale is impactful from the road. Some preferred the gable. The gambrel is odd. There was a suggestion made to sink the structure into the ground. The French doors are atypical. Suggested removing the cupolas from the smaller structure; less fenestration on the west elevation; maybe a V-groove shutter or shutter door to read as a barn. • Abby Camp made the motion to hold for revisions. • Carries unanimously				
4.	George Ellis 10849	14 New Mill St	Window replacement	55.4.4/12	Vincent Cannamela
	• Hold no representation				

5.

Nant Prop Owner **13647**

14 Beach Grass

Shed

68/395

Structures Unltd

- Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Thornewill, Patten
 - Val Oliver made the motion to approve and correcting dimensions on the application.
 - Carries unanimously
6.

17 ACK, LLC **13805**

17 Hooper Farm Rd

Primary dwelling

55/220.3

Reid Yenor

- Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Thornewill, Patten
 - Suggested moving the second dwelling to where the house is and sliding the MH back. Rotate the GH 90 degrees so front door is on the other road and the gable end comes forward. Windows look too vertical. Suggested bringing the height down, shift and rotate so gable faces Cartwright. Move over where parking is and shift back at least 5'.
 - Ray Pohl made the motion to approve through Exhibit A with moving the MH back a minimum of 7' away from Hooper Farm Rd; decrease height to 6" without changing the roof pitches, top plate or the second-floor fenestration relationship to the top plate. Upsize by one size, the width of the windows to make less vertical.
 - Carries unanimously.
7.

17 ACK, LLC **13807**

17 Hooper Farm Rd

Secondary dwelling

55/220.3

Reid Yenor

- Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Thornewill, Patten
 - Ray Pohl made the motion to approve.
 - Motion carries unanimously
8.

28 Pine, LLC **13019**

28 Pine St

Fenestration/alterations

42.3.2/47

Emeritus, LTD

- Hold
 - Board: Welch, Paul, Oliver, MacLeod and Patten
 - MacLeod made the motion to adjourn at 6:30pm
 - Carries unanimously