



HDC Minutes January 20, 2026; adopted February 3, 2026

HISTORIC DISTRICT COMMISSION

Minutes, January 20, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business

Commissioners: Stephen Welch (Chair), Abby Camp, Val Oliver, Angus MacLeod, Ray Pohl

Associate Commissioners: Constance Patten

Staff: Cathy Flynn, Holly Backus and Fiona Johnson

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

Absent: Thornewill, Paul

Meeting called to order at 4:02pm by Welch

Pohl made the motion to approve the agenda.

Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten

Holly Backus left the meeting at 4:30pm

I. COMMISSIONER DISCUSSION AND/OR VOTE

- Change to Old Business meeting hours- 4pm – 7pm; effective next Old Business meeting- January 27, 2026.
- Incomplete applications – the Chair reminded the commissioners to please check for incomplete applications that create problems (fences, grates, etc.) to follow up with staff on consent review day to articulate what maybe missing. He thanked the commissioners for a job well done.
- Nantucket Electric Company (HDC2025-06-12812) 5 Candle Street (42.3.1/91) Historical Renovation- review and approval of brick and mortar per the request of the Commission.
Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Thornewill, Patten, Paul- Approved with Conditions July 01, 2025
MacLeod made motion to approve the sample shown on the most-right section facing the brick panel and that the mortar joint will match the prior existing.
Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul
Motion 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.	Michelle Whelan 14015	13B Mary Ann Dr	Skylight	68/222.2	Self	VO
2.	308 Madaket Holdings 13987	308 Madaket Rd	Rev 12569; pergola	60.2.1/67	LFW	JP
3.	John Walsh Jr, etal 13990	3 Black Walnut	Rev. 13724; garage	48/1	LFW	JP
4.	100 Wauwinet Tr. 13989	100 Wauwinet Rd	Rev. 13005; barn fenestration	11/24.1	Botticelli & Pohl	JP
5.	100 Wauwinet Tr. 13988	100 Wauwinet Rd	Rev. 13007; fenestration	11/24.1	Botticelli & Pohl	JP
6.	Bart Grenier 13969	37 Eel Point Rd	Move off/demo garage apt	32/62	Gryphon Architects	AC
7.	Cononicus Partners, LLC 13970	46 Weweeder Av	Roof change/new windows	79/74	Val Oliver Design	AC
8.	Eric Harthun 13975	7 Swayze Dr	Shed	66/155	Val Oliver Design	AC
9.	Bill Toelsted 13986	26 Tashama Ln	Addition/fenestration	55/453	Thornewill Design	AC
10.	Bill Toelsted 13985	26 Tashama Ln	Move on shed	55/453	Thornewill Design	AC
11.	Tom Middleton 13998	28 Nonantum Av	Move garage on site	87/21.1	Normand Residential	AM
12.	Tom Middleton 14000	28 Nonantum Av	New cabana	87/21.1	Normand Residential	AM
13.	Tom Middleton 13999	28 Nonantum Av	New shed	87/21.1	Normand Residential	AM
14.	10 Meadowview, LLC 14001	10 Meadowview Dr	Hardscape	56/146	Atlantic Landscaping	AM
15.	Island Energy Services 13992	129 Orange St	Rooftop solar	55/147	ACK Smart	RP
16.	Nant Boys & Girls Club 13993	61 Sparks Av	Add 2 vestibule additions	55/143	Emeritus, LTD	RP
17.	Ellegance, LLC 13997	75 Pocomo Rd	Vehicular gate	15/7	Ahern, LLC	RP
18.	CNV Surf, LLC 13994	68 Shawkemo Rd	Rev 13396; MH	44/5	Emeritus, LTD	RP
19.	Serendipity, LLC 13996	77 Pocomo Rd	Vehicular gate	15/6	Ahern, LLC	RP
20.	23 Fairground Rd, LLC 13966	23 Fairgrounds Rd	Rmve garage door/add wind	67/152	Val Oliver Design	CT
21.	Brian Johnson 14004	5 Henderson Dr	Roof top solar	66/196	Sun Wind, LLC	SW
22.	Nant. Land Bank 14009	Lily Pond Park	Hardscaping	42.3.4/1	Eleanor Antoniette	SW
23.	3 Sherburne Way N.T 14010	3 Sherburne Way	Re-site addition-garage	30/39	Botticelli & Pohl	SW

- Board: Welch, Camp, MacLeod, Patten; Alternates: no one; Recused: Pohl, Oliver
- Camp made motion to approve consents
- 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.	308 Madaket Holdings 13991	308 Madaket Rd	Rev 12570; pool	60.2.1/67	LFW	JP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	Stephen McBrady 13962	4 Brant Point Rd	Shed	29/145	Val Oliver Design	CT
	• No cupola. Dormers are approvable due to lack of visibility. Windows must match to be 6-light each.					
3.	Pence School, LLC 14018	8 Quince St	Rev. 66484; as-built chimney cap	42.3.4/163	Nils Van Vorst	SW
	• Surround with slightly oversized terra cotta flue liner x 6" tall.					
4.	Edward Sullivan 14005	16 Cannonbury Ln	Addition	74/12	CWA	SW
	• Without changing proposed roof pitches, lower proposed ridges and top plate 9".					
5.	David Jackson 14006	1 Gully Rd	Add deck, door	73.2.4/32.2	JB Studio	SW
	• If EXG fenestration is TDL, proposed to match.					
6.	Steven L Cohen Tr 14007	7 Primrose Ln	Rev. 12627; roof change	40/65	CWA	SW
	• Due to lack of visibility.					
7.	Steven L Cohen Tr 14008	7 Primrose Ln	Pergola	40/65	CWA	SW
	• Due to lack of visibility.					
8.	3 Sherburne Way N.T 14011	3 Sherburne Way	Demo/partial move	30/39	Botticelli & Pohl	SW
	• Portion of structure proposed for demo consentable as such subject to TON demo/move off By Law; partial move consentable as proposed.					
	• Board: Welch, Camp, MacLeod, Patten; Alternates: none; Recused: Pohl, Oliver					
	• Motion to Approve #1 -#8 made by MacLeod					
	• Motion carries unanimously					
9.	3 Sherburne Way N.T 14012	3 Sherburne Way	New dwelling	30/39	Botticelli & Pohl	SW
	• Trim % Fenestration: Quaker Gray or Essex Green or White subject to scaling structure @ 96% proposed; notwithstanding the foregoing, NTW roof walk.					
	• Board: Welch, Camp, Oliver, MacLeod, Patten; Alternates: none; Recused: Pohl					
	• MacLeod wondered if applicant would consider or consult with his/her client regarding grey or green. Motion to modify to be scaled down to 75% if it's white instead of 96%.					
	• Motion to hold for more information and revisions made by MacLeod					
	• Motion carries unanimously					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	22 Federal St, LLC 13804	22 Federal St-	Projecting sign (Sign D)- Café 22- OB	42.4.2/31	Jonas Baker	
	• Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten					
	• Pohl made motion to approve					
	• Motion carries unanimously					

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus informed the board why the historic determination application for 14 Lyon Street was not placed on consent, citing potential changes to the historic structure and the need for board review.

VI. NEW BUSINESS 01/06/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Policarpo Dacruz 13848	12 Pine Tree	Rooftop solar	68/223	Craig Orn	VO
	• No representation					
2.	Mayflower Crescent LLC 13935	74 Monomoy Rd	New dwelling	43/151	WAPD	JP

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

3.	Courtney McKechnie 13972	14 Lyon St	Window/stairs	55.4.1/114	Self	JP
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- Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten
- MacLeod made motion to approve as submitted
- Motion carries unanimously

4.	Courtney McKechnie 13940	14 Lyon St	Historic determination	55.4.1/114	Self	JP
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- Board: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten
- Pohl made motion to approve as submitted
- Motion carries unanimously

5.	100R Wauwinet Tr 13947	100R Wauwinet Rd	Rev 13204; rmve wind muntin's	11/24.3	Botticelli & Pohl	SW
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- Board: Welch, Camp, Oliver, MacLeod, Patten; Alternates: none; Agent: Pohl
- Oliver made motion to approve as submitted
- Motion carries unanimously

VII. NEW BUSINESS 01/20/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	27 Fairgrounds Rd, LLC 13974	27 Fairgrounds Rd	Hardscape	67/150	Val Oliver Design	CT

- Board: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Recused: Oliver
- MacLeod made motion to approve as submitted
- Motion carries unanimously

2.	Andy MacIver 13973	68 Somerset Rd	Shed	66/477.1	Val Oliver Design	CT
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- Board: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Recused: Oliver
- MacLeod made motion to approve as submitted
- Motion carries unanimously

3.	23 Orange St, LLC 13967	23 Orange St	Window/door rev	42.3.2/9	NAG	AC
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- Board: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Recused: Welch
- MacLeod made motion to approve as an Exhibit A with 15-light kick panel and remove the bottom two rows of glass.
- Motion carries unanimously

4.	Robert Sarvis 14017	11 Vesper Ln	Addition	55/1.6	Self	VO
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- No representation

VIII. OTHER BUSINESS

Approve Minutes	January 6, 2026 Board: Welch, Pohl, Camp, MacLeod, Oliver Motion to approve made by Oliver Carries 4-1 (Welch-nay)
	• Next HDC Meeting January 27, 2026 - Old Business
Future Discussion Topics	• Discussion on distinguishing between solid and veneer brick on chimneys and foundations. • Classification of street trees & vegetation mapping. • Review policy of move/demo hearings in relation to new dwellings and historic dwellings. • Hardscaping

HDC Meeting January 20, 2026

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| | <ul style="list-style-type: none">• Discussion of salvaging demos and options for house moves.• Value of written submission and submission deadlines.• Discussion on presentation of applications limited to prior approval or existing; prior submitted and currently proposed.• 3D Renderings• Walkthroughs• Consents |
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Old Historic District Sconset Old Historic District Madaket

- Oliver made the motion to adjourn at 4:55pm
- Motion carries unanimously