



HISTORIC DISTRICT COMMISSION
Minutes February 10, 2026
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 5:06 pm

In person Camp, Pohl, Patten and Welch
Zoom: Thornewill and Oliver, Paul and MacLeod

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

I. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	John Warner 14096	12 Derrymore Rd	Add pent roof	41/241	Daily Construction	VO
2.	Alex Glasier 14098	57 Madaket Rd	Temporary structure	41/201.2	Steve Hollister	VO
3.	Somersack, LLC 14109	5 High Brush Path	Rev. 10786; remv pergola	56/388	Topham Design	VO
4.	12 N Pasture R. T. 14107	12 N. Pasture Ln	Shed	44/89	Alex Boyce	VO
5.	Arthur Hogan 14003	61 Tom Nevers	Re-site shed	76/55	Structures Unltd	VO
6.	Amelia Properties, LTD 14100	8 Amelia Dr	Roof change	67/445	Val Oliver Design	CP
7.	Klaudius & Leipa 14117	5 Chestnut St	Roof change	42.3.1/5	T & T Roofing	CP
8.	Cappo Real Estate 14106	46 Milestone Rd	Shed	54/113.1	EMDA	CP
	• Board: Welch, Camp, Pohl and Patten • Abby made motion to approve • Carries unanimously					

II. CONSENTS WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Steven Garfinkel 14101	13 Starbuck Rd	Rev. 13747; pool	60/113	Thornewill Design	VO
	• Pool not to be seen at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
2.	David Worth 14108	19 Long Pond Rd	Shed	59/37.1	Self	VO
	• Change roof pitch on plans and COA to 7:12.					
3.	Klaudius & Leipa 14118	33 Center St	Roof change	42.3.1/4	T & T Roofing	CP
	• Date of construction added to the COA.					
4.	19 Sherburne Trnpl N.T. 14135	19 Sherburne Turnpike	Pool-spa	30/173.1	Edgewater	VO
	• Pool and spa not to be seen at time of inspection and in perpetuity. No grade change from existing or as noted on the application. • Board: Welch, Camp, Pohl and Patten • Abby made motion to approve • Carries unanimously					

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER

Holly informed the Commission that she recently submitted for an MHC grant that would be used for a preservation plan. The grant was available due to our CLG status. Also, she informed the Commission of a pending architectural consultant to survey the rest of Brant Point, another MHC Survey Grant Project. Holly also informed the Commission about her Staff comments regarding a historic determination for 6 Lily St and informed the board that it should be reviewed concurrently with proposed addition and request a finding by the board, if they are so inclined to approve.

IV. TO BE HEARD AT REQUEST OF THE COMMISSION FROM 02/03/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Town of Nantucket 14040	83 Washington St	Addition	42.2.3/23	Val Oliver Design
	<i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Thornewill, Paul; Alternates: Patten; Agent: Oliver</i> - No concerns - Camp made the motion to approve with option 3 - Carries unanimously				

V. OLD BUSINESS 12/16/20who approve the 8325

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	30 N. Beach St., LLC 13432	30 N. Beach St.	New hotel building	29/130	Emeritus, LTD
	<i>Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul</i> <i>Last heard 10/28/2025</i> - The Commission requested revisions to reduce the building's street-facing massing and visual impact along North Beach Street, including shifting the primary mass further back where feasible, shortening the street façade through reconfiguration (such as an L-shape, partial rotation, or relocating program to the rear), and further lowering portions of the building—particularly the right-side massing—beyond the previously approved reduction. The Commission also requested elimination or significant reduction of street-facing second-floor and projecting balconies, simplification or removal of prominent projecting gables, refinement of dormer and roof relationships, and overall simplification of roof forms to better reflect neighborhood context. Revised elevations, site plan, streetscape/context drawings, and a landscaping plan are to be submitted for further review. The application was held pending these revisions. - Motion to Revision made by Abby Camp - Carries unanimously				
2.	30 N. Beach St., LLC 13405	30 N. Beach St.	Hardscape	29/130	Miroslava Land + Design
	<i>Track</i>				

VI. 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.	George Ellis 10849	14 New Mill St	Window replacement	55.4.4/12	Vincent Cannamela
	<i>Commissioners: Welch, Pohl, MacLeod, Thornewill, Patten; Alternates: none</i> <i>Last heard 08/06/2024</i> - The Commission requested confirmation of which existing windows require replacement versus repair, noting that some may be repairable, and directed the applicant to revise the proposal to reduce visible cladding and trim bulk so the sash reads larger within the opening and better reflects historic proportions, simplify the casing and sash profiles to avoid excessive setbacks or visible aluminum, and refine the clad-wood option so the exterior cladding is visually unobtrusive; the applicant is to submit updated drawings and specifications along with the window survey and provide a full in-place mock-up for Commission review, after which the application will return for further evaluation. - Motion made by Ray Pohl for modified samples in place and reach out to staff when in place for a VIEW				
2.	28 Pine, LLC 13019	28 Pine St	Fenestration/alterations	42.3.2/47	Emeritus, LTD
	<i>Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: Thornewill</i> <i>Last heard 12/02/2025</i> - The Commission requested redesign of the proposed front bay to read as a true bay window rather than a full addition by pulling it off the corner to maintain a clear corner board, reducing its width and depth to approximately one window projection, limiting side windows to a single opening, and adjusting its placement so it reads as an appendage; the front door is to be replaced with a more historically appropriate four- or six-panel door with substantial casing. The shed dormer on the Farmer Street side is to be reduced in depth and width, set back approximately one foot, and revised in window proportions to better relate to the other dormer. The applicant is to submit two front-bay design options and revised elevations addressing dormer proportions and overall visual balance for further review. - Motion to hold for revisions made by Abby Camp Revision - Carries unanimously				

VII. OLD BUSINESS 01/27/2026

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	FP 4 N. Water St 13697	4 N. Water St.	Hardscape/fence	42.4.2/90	Miroslava Land + Design
	- Commissioners: Welch, Pohl, Camp, Oliver, Thornewill; Alternates: Paul, Patten Last heard 12/09/2025 - Pohl made the motion to approve with planting material to be evergreen adjacent to the path (between parking area and walkway) and no pergola. - Carries 4-1 (Camp opposes)				
2.	K225, LLC 13820	126R Main St VIEW	Chimney	42.3.3/98.1	JB Studio
	- Commissioners: Welch, Pohl, Camp, Oliver, Paul; Alternates: Patten, Thornewill Last heard 12/09/2025 - Pohl made the motion to approve through Exhibit A with removing bottom 3 courses of corbeling on the chimney cap and push out an additional 9” so total projection from face of the building is 1”. - Carries 4-1 (Camp opposes)				
3.	Greg Raiff 13786	100 Low Beach Rd	Addition	75/27	Val Oliver Design
	- Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Agent: Oliver Last heard 01/06/2026 - The Commission recommended enlarging the small window at the first-floor porch and noted the addition could be slightly wider. Concerns regarding the north elevation; incorporate connector, raising the ridge. Remove roof so it reads as a separate section. A more forward chimney placement was preferred. Bring the 4-bay forward. Lower connector roof pitch and transfer dormer vocabulary into the proposed structure. - Motion to hold for revisions made by Abby Camp - Carries unanimously				
4.	Seventy-Eight Cliff, LLC 13908	78 Cliff Rd	New dwelling	30/71	Sophie Metz
	- Commissioners: Welch, Camp, MacLeod, Paul, Thornewill; Alternates: Patten; Recused Oliver Last heard 01/06/2026 - Paul made the motion to approve with Essex green shutters and all doors. - Carries 4-1 (Camp opposed)				
5.	Wolfram Family Tr 13849	7 Folger Ln	Rev. 11662; garage	42.4.4/33.3	WAPD
	- Commissioners: Welch, Camp, MacLeod, Thornewill, Paul; Alternates: Patten; Recused: Oliver Last heard 01/06/2026 - Motion to approve through Exhibit A with the dormer 4’ back from the West elevation and dormers above the garage door being set back 1’ and windows appropriately spaced. - Carries 3-2 (Welch and Camp opposed)				
6.	David Gregory 13832	53 Nobadeer Av	New dwelling	88/54.1	WAPD
	- Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul Last heard 01/06/2026 - The Commission expressed concern about excessive fenestration, particularly on the north elevation, and suggested reducing the window count. The chimney should be relocated to the interior. Concerns were also raised about overall height and dormer volume facing the street. The Commission recommended bringing cheek walls closer to the windows, reducing the size of the 2/2 windows on the west elevation, replacing overly modern window types with more historically appropriate 6/6 configurations, and addressing massing concerns related to the six-light elements. - Camp made the motion to hold for revisions. - Carries unanimously				
7.	Six Lily Street, LLC 13326	6 Lily St	Addition/fenestration	73.3.1/109	Emeritus
	- Commissioners: Welch, Camp, MacLeod, Thornewill, Patten; Alternates: Paul Last heard 12/02/2025 - Concerns were expressed regarding the proposed move of the structure closer to the street, changing the streetscape, the uncharacteristic triple window unit on the north side of the west addition, and the massing of the west addition imposing on the façade of the original story and a half structure. - Motion approves as submitted by Abby Camp - Carries 4-1 (MacLeod- nay)				

8.	Six Lily Street, LLC 13326	6 Lily St	Historic Determination	73.3.1/109	Emeritus
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- *Commissioners: Welch, Camp, MacLeod, Thornewill, Patten; Alternates: Paul*
- **No concerns**
- **Patten made the motion to approve.**
- **Carries unanimously**

9.	7 Orange St, LLC 13958	7 Orange St	New dwelling	42.3.1/149.1	Emeritus
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- *Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Paul, Patten* *Last heard 01/06/2026*
- Thornewill recused.
- Application not discussed by the Commission due to quorum issues.
- **The Chair requested this application be continued until the beginning of next OB-3/03/26**
 - **Board: Welch, Camp, MacLeod, Paul, and Patten; Alternates: Thornewill**
 - **Camp made the motion to approve minutes February 03, 2026**
 - **Carries 4-1 (Welch -nay)**
- **Board: Welch, Camp, Oliver, MacLeod, Paul and Patten; Alternates Thornewill**
- **Patten made the motion to adjourn at 7:02pm**
- **Carries unanimously**