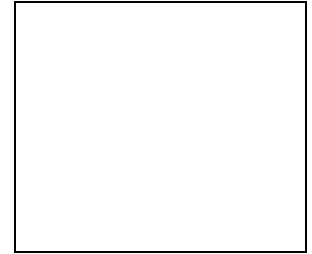




HISTORIC DISTRICT COMMISSION
Minutes March 31, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



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 4:30 pm

In person Welch, Oliver, Camp, MacLeod and Patten
Pohl arrived at 5:20 pm
Zoom: Paul

Meeting called to order at 4:05 pm by Stephen Welch
Board: Welch, Oliver, MacLeod, Camp and Patten
Oliver made the motion to approve the agenda
Motion carries unanimously

I. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus reported that IT updates delayed her completion of the Cliff Road (15) public-comment emails, which were sent afterward; she apologized and noted she prioritized other items. She also reminded members of the April 10 CLG meeting at 4:00 PM (agenda/link forthcoming) and the requirement to complete Town open meeting law training.

II. OLD BUSINESS 03/17/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	198 HP, LLC 14203	198 Hummock Pond Rd VIEW	New dwelling	65/29	Emeritus, LTD
	<i>Commissioners: Welch, Patten, Camp, Oliver, MacLeod; Alternates: Paul</i> - The Commission acknowledged the applicant's revisions, including removal of the cupola, lowering of the second floor to a story-and-a-half, proposed gray color, and optional exposed rafter tails. Members recommended further reducing perceived massing by introducing greater roof hierarchy and breaking up long ridgelines to avoid a boxy appearance. They advised softening the formal/contemporary character through adjustments to window proportions, trim, and pane configuration, and suggested adding more depth and articulation to the porch and entry to avoid flat planes. The Commission also requested a clear landscaping and screening plan to reduce visibility from the road, along with revised driveway alignment and site landscaping to improve arrival and screening. The Commission expressed concern that the portico connector to the garage increases perceived mass and makes the overall composition read larger. Members suggested removing the portico or disconnecting the garage by setting it back or reducing its size and recommended treating the garage as a separate application so its impacts can be reviewed independently. - Camp made a motion to hold for minor revisions and hold the garage to track - Motion carries unanimously				
2.	198 HP, LLC 14193	198 Hummock Pond Rd	Garage	65/29	Emeritus, LTD
	<i>Held to track</i>				

3.	28 Pine, LLC 13019	28 Pine St	Fenestration/alterations	42.3.2/47	Emeritus, LTD
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- *Commissioners: Welch, Camp, MacLeod, Patten, Paul; Alternates: none*
- The Commission noted the applicant's revisions, including a reworked shed dormer on the north elevation (now coplanar with the existing dormer), reduced bay depth, exploration of hip and shed roof options, and a proposed wraparound porch to unify the façade. Members expressed positive feedback, with several noting the porch concept better grounds the historic main mass and improves hierarchy, and praised the dormer revision on Farmer Street. The Commission suggested increasing porch depth by approximately 1–1.5 feet to avoid a shallow appearance and requested two clear design options: (A) a shallower, partially enclosed wraparound porch with appropriate porch detailing, and (B) a more traditional triple-window bay, with a preference for preserving more of the original façade. Additional guidance included ensuring porch elements read as a true porch rather than an enclosed room, scaling any retained bay appropriately to the historic façade, and refining window placement and proportions to align with historic relationships.
- MacLeod made the motion to hold for revisions to show more options.
- Motion carries unanimously

III. OLD BUSINESS 03/31/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Shelley Dolan 13913	1 Pawguvet Ln	New dwelling	30/129.1	Normand Residential

- *Commissioners: Camp (Acting Chair), Oliver, MacLeod and Patten; Alternates: none; Recused: Welch*
- Oliver made the motion to approve through an Exhibit A.
- Motion carries Camp, Oliver and Patten yay and MacLeod Nay

2.	Francis Farrell 13641	4 Westmoor Ln	400sf addition	41/12	John Cazayoux
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- *Commissioners: Welch, Pohl, MacLeod, Patten and Paul; Alternates: none; Sat off: Camp*
- Pohl moved to approve Option 1 with revisions, including a four-window dormer configuration with shingled separation between windows, removal of the trellis on the north and north elevation, and incorporation of columnar or vegetative screening on the north/northeast side to reduce visibility, to be reflected on the submitted Exhibit A.
- Motion carries unanimously.

3.	BAG Nom. Realty Tr. 14087	9 New Jersey Av	New dwelling	60.3.1/40.8	Shelter 7
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- *Commissioners: Welch, Oliver, MacLeod, Paul, Paten; Alternates: none*
- The Commission expressed concern and confusion regarding the extent of demolition versus the approved renovation, noting that the work appears closer to near-demolition. Members requested a complete documentation package and chronology, including original and subsequent submissions, the final approved plans, relevant meeting minutes and video timestamps, and overlays comparing approved versus as-built conditions. The application was held pending submission of these materials so the Commission can determine what was approved and identify any necessary revisions or next steps.
- Welch clarified that, according to the applicant, portions identified on the submitted drawings as retained were in fact preserved, with some full walls and rafters salvaged, while other elements were dismantled rather than fully retained.
- Oliver stated she had not seen the materials presented, found it difficult to respond without that information, and would need to review the submissions and videos before forming an opinion.
- MacLeod inquired about the double window identified as part of full-wall salvage, seeking confirmation of which wall was referenced, and questioned the eave-to-window relationship, noting that restoring this proportion would be beneficial. He also requested clarification on the drawing color overlays, confirming that red denotes as-built conditions.
- Patten stated she was struggling to evaluate the application, had not participated in the original review, and found the situation unfortunate; she requested to see the original proposal and existing conditions to better understand how to proceed.
- Paul noted the application is precedent-setting and emphasized the need for clear, side-by-side drawings (existing, proposed, and sequential) to track changes. He observed that the approval effectively allowed near-demolition with minimal historic fabric remaining, expressed disappointment with the extent of demolition, acknowledged the

resulting design, and stated he is conflicted about requesting changes to an already approved project while urging improved documentation for future reviews.

- Welch stated that the application raises multiple issues, emphasizing that it is the responsibility of the applicant and agent to clearly document all proposed work in both plans and narrative. He noted that the drawings are confusing and that changes throughout the review process have made it difficult to determine what was approved, suggesting the project effectively constitutes a demolition. He stressed the need for the Commission to address this distinction carefully and consistently to avoid setting problematic precedents and noted that Town Counsel has been consulted to establish clear, legally defensible definitions given potential bylaw implications, including penalties for unapproved demolition. Welch further requested a complete set of sequential submissions—including original, revised, and final drawings with clear dates—so members can review them alongside meeting minutes to fully understand the approval history, particularly for those who were not part of the original review.
- Welch requested that staff compile a complete record of the application, including the original submission, all sequential submissions, the final approved submission, and corresponding meeting minutes with video timestamps. He noted that the applicant's team should have copies of all submissions with dates which staff can verify against municipal records. Welch then called for a motion to hold the application pending receipt of this full documentation package, including a list of meetings with associated times.
- MacLeod made the motion to hold the 9 New Jersey Avenue application pending submission of a complete review record, including the original submission, all sequential submissions, the final approved submission (as archived via HDC submission email), and meeting minutes and videos with timestamps, to allow the Commission to review the full chronology and determine next steps.
- Motion carries unanimously

4. Virgina Irwin 12621 115 Cliff Rd Main House 41/7 Val Oliver Design

- *Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Alternates: none; Agent: Oliver*
- The Commission expressed appreciation for the applicant's revisions, including removal of the gambrel roofs, lowering of overall ridge height, and simplified massing and dormer approach. Members recommended further refinement of dormers by considering fewer, larger grouped configurations rather than multiple small units, introducing visual variation through spacing or mullions, and setting shed dormers back approximately one foot from the eave. They advised studying reduced top-plate and eave heights for secondary masses to improve hierarchy and lessen perceived verticality. Additional guidance included moderating vertical window proportions, breaking up long expanses of glazing, and incorporating more defined trim and porch/rafter detailing to enhance proportion and character. The Commission also requested perspective renderings and comparative studies of dormer configurations and lowered massing options for the next submission.
- Camp made the motion to hold for revisions specifically recommended that the applicant provide design options, including combined or ganged dormers and a more formal treatment of primary dormers. Suggesting lowering the top plate and eave heights of secondary masses to reduce overall height and verticality, reducing overall height by approximately six inches to improve window proportions, and incorporating more formalized trim (such as corner boards or board-front detailing) to de-emphasize repetitive dormers. Also requested updated 3D perspectives and revised dormer and massing studies for further review.
- Motion carries unanimously

5. Virgina Irwin 12620 115 Cliff Rd Guest house 41/7 Val Oliver Design

- *Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Alternates: none; Agent: Oliver*
- Pohl made the motion to approve as submitted
- Motion carries unanimously

6. Virgina Irwin 12619 115 Cliff Rd Re-site shed 41/7 Val Oliver Design

- *Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Alternates: none; Agent: Oliver*
- Pohl made the motion to approve as submitted
- Motion carries unanimously

7. Virgina Irwin 12616 **115 Cliff Rd** Pool house 41/7 Val Oliver Design
- *Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Alternates: none; Agent: Oliver*
 - Pohl made the motion to approve as submitted
 - Motion carries unanimously
8. Virgina Irwin 12618 **115 Cliff Rd** Pool-hardscape 41/7 Val Oliver Design
- *Commissioners: Welch, Pohl, Camp, MacLeod and Patten; Alternates: none; Agent: Oliver*
 - Pohl made the motion to approve through Exhibit A- with indigenous plant material; 10' buffer along Gosnold; European hornbeam at interior of retaining wall; extension of plant material along the NW property line. A specimen tree on the interior corner of the lower patio and stairs. Driveway to be natural gravel with Belgium block that matches it.
 - Motion carries with Welch, Pohl, MacLeod and Patten a Yay and Camp is a Nay.
9. 159 Orange, LP 14242 **159 Orange St** New building 55/169+170 Val Oliver Design
- *Commissioners: Welch, Pohl, Camp, MacLeod and Paul; Alternates: Patten*
 - The Commission responded positively to the applicant's recent revisions, noting significant improvements including a reduced overall height (approximately 11 inches, now under 30 feet), removal of the gambrel and front gable porch, lowered ridge, reduced dormer scale, added rafter tails, more regularized posts and railings, a 12-inch overhang, and the option incorporating six-over-six windows. Members recommended further refinement of fenestration, particularly on the Orange Street elevation, by reducing the number and size of second-floor doors and favoring a single door flanked by windows, along with consistent use of six-over-six double-hung windows and avoiding continuous glazing in dormers. Concerns were raised about the second-floor deck facing Orange Street as atypical, suggesting it be limited or better integrated, while noting that shingled railings help minimize visual impact. Additional comments included confirming mechanical and hardscape layouts with appropriate screening, balancing pane proportions between floors, and simplifying any overly ornate rafter or trim detailing.
 - Pohl made the motion to hold for minor revisions
 - Motion carries unanimously
- Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Patten, Paul
 - MacLeod made the motion to adjourn at 7:06pm
 - Motion carries unanimously