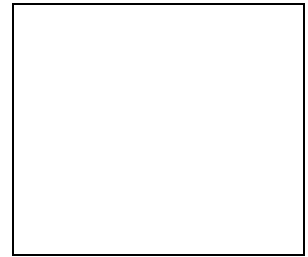




HISTORIC DISTRICT COMMISSION
Minutes April 7, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



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

Associate Commissioners: Carrie Thornehill, Constance Patten, Joe Paul

Staff: Holly Backus and Fiona Johnson

In person, Oliver, MacLeod Camp and Patten

Zoom: Paul

Meeting called to order at 4:00 pm by Angus MacLeod

Board: MacLeod, Camp, Oliver, Paul and Patten

Oliver made the motion to approve the agenda

Motion carries unanimously

Camp left the meeting at 7:30 pm

I. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Nant. Island Resorts 14385	6 White Elephant Wy	Rev- color clarification	42.4.2/3.3	Emeritus, LTD	AM
2.	32 Flintlock Rd, LLC 14398	32 Flintlock Rd	Rev. 11644; windowchanges	75/77	Emeritus, LTD	AM
3.	Elizabeth Whelden 14410	2 Fishers Landing	Fence	38/154	Alex Whelden	VO
4.	WETU Real Estate 14480	83 Squam Rd	Addition	13/5	Studio Ppark	VO
5.	Charles Paget 14482	33 Millbrook Rd	Rev. 13414; new entry enclosur	56/316	DTA	VO
6.	Kian Ross 14448	16 Trotters Ln	Move on garage frm 10 New Ln	67/140	Self	VO
7.	Berkeley Heights, LLC 14455	6 Berkeley Av	Move/demo MH	54/150	Self	VO
8.	Wiggins Family Tr 14478	22 Berkley St	Addition/rear staircase	76.1.3/214	LINK	VO
9.	Karl Phillips 14298	19 Folger Av	280 sf addition	80/110	Self	VO
10.	Dan West 14390	9 Towaddy	Shed	49.2.3/14.4	Thornehill Design	CP
11.	Illya Kagan 14472	30 W. Chester St	Patio door replacement	42.4.3/52	Southern NE Windows	CP
12.	Alexander Kihiczak 14400	2 L Street	Roof change	59.4/261	Val Oliver Design	CP
13.	Mark Yacong 14392	42 Friendship Ln	Re-site shed	56/330	DTA	CP
14.	Francie Baskett 14458	2 Charter St	Fence/arbor	42.3.2/147	Val Oliver Design	CP
15.	Seventy-Eight Cliff Rd 14404	78 Cliff Rd	New garage	30/71	Sophie Metz	RP
16.	Seventy-Eight Cliff Rd 14405	78 Cliff Rd	New guest house	30/71	Sophie Metz	RP
17.	159 Orange, LP 14411	159 Orange St	Basement stairs/railings	55/170 +55/169	Val Oliver Design	RP
18.	WSTT Holdings, LLC 14466	9 Miller Ln	Rev. 13598; pent roof/add stairs	68/123	Emeritus, LTD	RP
19.	Island Den, LLC 14445	4 Goose Cove Wy	Shed	59.4/30	Structures Unltd	RP
20.	Cheryl Creighton 14425	9 Folger Av	Windows, doors	80/163	Self	RP
21.	Jeannie Esti 14426	6 Goldfinch Dr	Dec/windows/fireplce bumpout	68/599	Emeritus, LTD	SW
22.	Michael J. Warren etal 14417	12 Madaquecham Valley Rd	Guest house	89/12	Emeritus, LTD	SW
23.	Mid Island Service LP 14460	41 Sparks Av	186sf Addition	55/267.4	Val Oliver Design	AC
24.	OSR, LLC 14415	2A Forrest Av	Mixed Use building	68/10.1	Linda Williams	JP
25.	Gary Winn 14414	2B Forrest Av	Mixed Use building	68/10.2	Linda Williams	JP
26.	Anna Joy 14441	7 Back St	Shed	55/346	Linda Williams	JP
27.	Brian Nester 14440	33 Walsh St	Roof change	29/111.1	Linda Williams	JP
28.	RH Deer Run ACK, LLC 14431	15 Deer Run Rd	Rev.13732;windwell/perg/ODS	57/55	Linda Williams	JP
29.	7 Brewster, NT, LLC 14432	7 Brewster Rd	Rev. 12525; MH	54/286	Linda Williams	JP
30.	7 Brewster, NT, LLC 14479	7 Brewster Rd	Rev. 11959; GH	54/286	Linda Williams	JP
31.	Theresa Kashuluk 14462	9 Van Glider Av	Move off dwelling	68/419.5	Structures Unltd	JP
32.	Warren Roberts 14407	50 Ridge Ln	New shed	38/108	NAG	AC

HDC New Business Meeting April 7, 2026

- Board MacLeod, Camp, and Patten (Oliver & Paul recused)
- Camp made the motion to approve consents
- Motion carries unanimously (3-0)

II. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Cordts-Pearce 14384	43A Massachusetts Av	Historic Determination	60.3.1/1.1	Sanne Payne	HB
	• Pursuant to HDC2026-01-14058.					
2.	Nant. Island Resorts 14386	4 White Elephant Wy	Rev- color clarification	42.4.2/3.2	Emeritus, LTD	AM
	• Porch skirt to be Puritan Gray.					
3.	Melissa Twomey 14387	24 Flintlock	Rev- add spa	75-80/24	Waterscapes	AM
	• The spa is located within the existing pool perimeter, as noted and that if not be visible at time of inspection and in perpetuity.					
4.	Amy Flinn 14471	35 Morey Ln	Move/demo garage	73.3.2/37.1	Sanne Payne	AM
	• Date of construction to be added to the COA.					
5.	Tony Kilbourne 14470	1 S. Cambridge St	Wind/deck/trim	59.4/132.1	Seth Collette	VO
	• Deck to remain natural to weather. Date of construction to be added to the COA.					
6.	Nant. Isl. Land Bank 14475	1 Meader St	Roof change	42.2.3/39.1	Tom Geras	CP
	• Date of construction to be added to the COA.					
7.	Mark Yacong 14393	42 Friendship Ln	New shed	56/330	DTA	CP
	• Trim colors etc. to match zoning shed and house.					
8.	Todd Norman 14477	63 Tom Nevers Rd	Window changes	76/54	South NE Windows	CP
	• Date of construction to be added to the COA.					
9.	James Urhausen 14399	5 Copper Ln	Fence/gate/arbor	42.3.3/91	KMLD	AM
	• • Date of construction to be added to the COA.					
10.	Town of Nantucket 14450	11 Waitt Dr	Building #1, B-type	67/923	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
11.	Town of Nantucket 14451	11 Waitt Dr	Building #2, A-type	67/923	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
12.	Town of Nantucket 14453	13 Waitt Dr	Building #3, AA-type	67/924	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
13.	Town of Nantucket 14454	13 Waitt Dr	Building #4, AA-type	67/924	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
14.	Town of Nantucket 14456	15 Waitt Dr	Building #5, A-type	67/925	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
15.	Town of Nantucket 14457	15 Waitt Dr	Building #6, B-type	67/925	SMRT	SW
	• 11, 13 and 15 Waitt Drive buildings to match: white trim or natural to weather trim. Each door color to be different, chosen from the HDC approvable colors list.					
16.	Frank Viano 14430	7A Crooked Ln	Pool	41/80 + 80.1	Val Oliver Design	RP
	• Pool not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
17.	Town of Nantucket 14449	11, 13, 15 Waitt Dr	Hardscape	67/923-925	SMRT	SW
	• Approved though Exhibit A with Zelkova S. Musashino trees or similar noted at 7 different locations.					
18.	Nant. R.E. Investors 14402	21 Lincoln Ave	Hardscape	30/43	Miroslava L+D	AC
	• Existing vegetation to remain and/or added to as to screen generator from below and from either side.					
19.	Robert Reid J. Jr Tr 14446	16 King St	Hardscaping	73.4.2/64	Miroslava L+D	SW
	• Mixed, natural color Belgium Block w/same colored Native stone.					
20.	16 Squam Rd, LLC 14422	16 Squam Rd	Garage	21/147	Emeritus, LTD	SW
	• Lower to 24' main ridge, remainder of structure proportionality lower too; fenestration proportions downsized as applicable; mudsill okay.					
21.	NISHA 14434	1 Evergreen Wy	Duplex- rooftop solar	68/727.1	ACK Smart	SW
	• Due to dormer location, all black roof.					
22.	Kevin Bates 14473	28 Wiltshire Av	New dwelling	71.3./103.1	BPC	SW
	• Barn-lie structure in a rural setting- nicely done.					
23.	Jeanette and Bob, LLC 14307	43 Kendrick St	Cottage	76.4.3/31	LFW	JP
	• Add gable roof over the flat roof mass; match pitch of main mass. Minor visibility.					

HDC New Business Meeting April 7, 2026

- **Board: MacLeod, Camp and Patten (Oliver & Paul recused)**
- **Camp made the motion to approve consents with conditions**
- **Motion carries unanimously (3-0)**

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NISHA 14287 • Motion to approve.	1 Evergreen Wy	Wall sign- NISHA	68/727	Jardins International
2.	Nant Historical Assoc. 14378 • Motion to approve through Staff confirming the sign material should match previous years.	15 Broad St	Banner sign- 1	42.4.2/61	Ashley Santos
3.	Nant Historical Assoc. 14377 • Motion to approve through Staff confirming the sign material should match previous years.	15 Broad St	Banner sign- 2	42.4.2/61	Ashley Santos
4.	Robert Young 14380 • Motion to hold for the Master Sign Plan.	28B Easy St	Quarter Board- Julia Amory	42.4.2/67	Sign Here Nantucket
5.	Robert Young 14379 • Motion to hold for the Master Sign Plan.	28B Easy St	Hanging sign- Julia Amory	42.4.2/67	Sign Here Nantucket
6.	NIR Retail, LLC 14383 • Motion to approve.	14 Federal St	Projecting sign- Dairy Boy	42.3.1/126	Nancy Lorenze
7.	NIR Retail, LLC 14382 • Motion to approve.	14 Federal St	Quarter Board- Dairy Boy	42.3.1/126	Nancy Lorenze
8.	ACK 60 Main LLC 14401 • Motion to approve.	58A Main St	Projecting sign- Clorinda Antinori	42.3.1/219.1	Antonia Aransaenz
9.	Yuletide Holdings 14423 • Motion to approve.	28 Center/8 India	Projecting sign- Patina	42.3.1/164	DTA
10.	Linda Loring Found 14381 • Motion to hold for revisions.	110 Eel Point Rd	Quarter Board Sign- Building#1	32/33	Seth Engelbourg
11.	Linda Loring Found 14416 • Motion to hold for revisions.	110 Eel Point Rd	Quarter Board Sign- Building#2	32/33	Seth Engelbourg
12.	Linda Loring Found 14418 • Motion to hold for revisions	110 Eel Point Rd	Quarter Board Sign- at Entrance	32/33	Seth Engelbourg
13.	Linda Loring Found 14419 • Motion to hold for revisions.	90 Eel Point Rd	Quarter Board Sign- along roadside	39/2	Seth Engelbourg
14.	40 Center St, LLC 14413 • Motion to approve.	40A Center St	Projecting sign- Via Coquina	42.3.1/64	The Sign Lady
15.	Matt Reinemo 14420 • Motion to approve.	5 W. Creek Rd	Projecting sign- the Little Farm Store	55/289	The Sign Lady
16.	Matt Reinemo 14421 • Motion to approve.	5 W. Creek Rd	Wall sign- the Little Farm Store	55/289	The Sign Lady
17.	Nant. Land & Water 14424 • Motion to approve through Staff removing logos at bottom. (Motion amended at the HDC meeting)	Various locations	Temporary sign- May1- May 30, 2026	N/A	Willa Arsenault
18.	30 N Beach St, LLC 14438 • Motion to hold for revisions.	30 N. Beach St	Directional sign- Entry #1	29/130	Gary McCoy
19.	30 N Beach St, LLC 14439 • Motion to hold for revisions.	30 N. Beach St	Directional sign- Entry #2	29/130	Gary McCoy
20.	30 N Beach St, LLC 14437 • Motion to hold for revisions.	30 N. Beach St	Directional sign- Do Not Enter #1	29/130	Gary McCoy
21.	30 N Beach St, LLC 14436 • Motion to hold for revisions.	30 N. Beach St	Directional sign- Do Not Enter #2	29/130	Gary McCoy
22.	30 N Beach St, LLC 14447 • Motion to hold for revisions.	30 N. Beach St	Master Sign Plan	29/130	Gary McCoy
23.	NIR Retail 14323 • Motion to approve.	12 Old South Whf	OB- Projecting sign- Legit	42.2.4/2	The Sign Lady
24.	NIR Retail 14322 • Motion to approve.	12 Old South Whf	OB- Wall sign- Legit	42.2.4/2	The Sign Lady
25.	Sconset Trust- 14171 • Motion to approve.	31B New St	OB-FreestandingSign-PublicPark Rules	73.4.2/120	Land Bank
26.	Nant. Land Bank 14170 • Motion to approve.	9 W. Sankaty Rd	OB-FreestandingSign-PublicPark Rules	73.4.2/119.2	Land Bank
27.	VTT Management 13620	12A Oak St	OB- Wall sign	42.4.2/27	Cara Scotto

HDC New Business Meeting April 7, 2026

- Motion to approve with a cream-like background color instead of white background color.
28. VTT Management 13619 12A Oak St OB- Projecting sign 42.4.2/27 Cara Scotto
- Motion to hold for revisions.
 - Board: MacLeod, Camp, Oliver, Patten and Paul
 - Camp made the motion to approve the sign committee's recommendations
 - Motion carries unanimously

IV. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus reminded the Commission of the upcoming CLG meeting on Friday at 4:00 PM via Zoom, noting the agenda is posted and that she will send the meeting packet; she also confirmed she will attend. Val Oliver thanked Holly for the new staff comment and application format, which Holly said was implemented based on a public reviewer's recommendation. Angus asked if there were any additional questions for Holly, and none were raised.

V. HELD FOR A VIEW FROM NEW BUSINESS 03/24/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Julia Meade 14339	8 Bayberry Ln (Sconset)	Rooftop solar	49/92.1	ACK Smart	
	• Commissioners: MacLeod, Camp, Oliver, Patten and Paul • The Commission expressed concern about the visibility of six solar panels located on the forward/northern roof planes, particularly along the driveway and approach sightlines, noting their prominence from the heavily traveled Sankaty/Sanctity corner. Members suggested redistributing panels to less visible roof areas, such as south facing or rear roof planes, and discussed the need for additional screening, acknowledging that existing vegetation may be insufficient year-round. Material choices and roof color were noted as generally consistent with guidelines • Camp made the motion to hold for revisions • Motion carries unanimously					
2.	Chris Powers 14340	21 Clarendon St	Rooftop solar	76.1.3/106	ACK Smart	
	• Commissioners: MacLeod, Camp, Oliver, Paul and Patten • Oliver made the motion to approve as submitted, noting that the existing screening remains in perpetuity • Motion carries unanimously					

VI. NEW BUSINESS 03/24/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	28 Lily St., LLC 14331	28 Lily St.	Garage addition	42.4.3/92&94	Design Associates	AM
	• Board: MacLeod, Camp, Oliver, Patten and Paul • The Commission identified several key design concerns, including the need to simplify the overall composition by reducing to a single dormer type and eliminating prominent north-facing dormers visible from Lily Pond Park. Members recommended lowering the front eave or plate height to reduce the building's perceived height and knee-wall effect, as well as simplifying fenestration by reducing ganged windows and overall visual clutter. Additional guidance included consolidating rear dormers, removing or minimizing the subtractive volume at the south corner in favor of a simpler form, and exploring alternative design options (including shed dormers or no dormers). The proposed materials—white cedar shingles to weather naturally with matching white trim and window details—were accepted as presented. • Holly Backus noted that the property is a contributing lot within the Old Historic District, with a c.1804 main house, while the existing garage is non-contributing and should remain simple even with conversion. She commented that the mix of gable and shed dormers appears chaotic and recommended using a single dormer type. She also noted that flush dormers are generally discouraged in the district and require careful consideration if used and advised avoiding multiple dormer types on the north (front) façade by instead consolidating dormers toward the rear. • Camp made the motion to hold for revisions • Motion carries unanimously					
2.	ACK Northstar Dev 14327	2 Braeburn	ADU	39/41	Brook Meerbergen	AM
	• Board: MacLeod, Camp Oliver, Patten and Paul • Oliver made the motion to approve as submitted • Motion carries unanimously					
3.	Pineally Ours 14350	49 Pine St	Pergola	55.4.1/183	Kevin Stutz	VO
	• Board: MacLeod, Camp Oliver, Patten and Paul • Oliver made the motion to approve as submitted with the pergola to be natural to weather and existing screening to be maintained in perpetuity • Motion carries unanimously					
4.	Nant. Land Bank 14372	16 & 19 E. Creek Rd	Hardscaping	55/58&60	Eleanor Antonetti	CT
	• Board: MacLeod, Camp, Oliver Patten and Paul • Oliver made the motion to approve as submitted • Motion carries unanimously					

VII. NEW BUSINESS 04/07/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	12 W. Sankaty, LLC 14396	12 West Sankaty Rd	Shed	73.4.2/82	EMDA	AM
	• Oliver represented this application for Ethan McMurrough • Board: MacLeod, Camp, Patten and Paul • Patten made the motion to approve as submitted • Motion passes unanimously					
2.	12 W. Sankaty, LLC 14395	12 West Sankaty Rd	Front door change	73.4.2/82	EMDA	AM
	• Oliver represented this application for Ethan McMurrough • Board: MacLeod, Camp, Patten and Paul • Paul made the motion to approve as submitted • Motion passes Camp Patten and Paul are a Aye and MacLeod is a Nay					
3.	Seven Pleasant, LLC 14388	7 Pleasant St.	Carriage house- porch	42.3.3/156	Normand Residential	AM
	• Board: MacLeod, Camp, Oliver, Patten and Paul • Paul made the motion to approve as submitted with the condition that the dovetail detail be incorporated, and that the approximate construction date (circa 1938) be removed from the Certificate of Appropriateness. • Motion carries unanimously					
4.	NIR, LLC 14391	29 Broad St	Patio bar revision	42.4.2/38	Paul Beaulieu	AM
	• Board: MacLeod, Camp, Oliver, Patten and Paul • Oliver made the motion to approve as submitted with condition the bar face be solid wood not plywood. • Motion carries unanimously					
5.	Susan Thurston 14409	8 Washington St	Awning color change	42.3.1/142.1	Aiden Bourke	AC
	• Board: MacLeod, Camp, Oliver, Patten and Paul • Backus noted that the building is contributing and that the proposed color scheme is not appropriate, emphasizing that colors must be selected from the HDC palette; she added that a striped awning could be acceptable, but not in the proposed colors. Board members discussed coordination of the awning with signage, suggesting simpler stripe patterns or a solid color, and requested more precise information on awning dimensions, stripe widths, and fabric samples. Concerns were raised about the starkness of the white, with recommendations to tone it down to a cream or off-white and ensure all elements—awning, signage, and window/door colors—are coordinated. The application was held for revisions, with the Commission requesting fabric samples, detailed dimensions, alternative color and stripe options from the HDC palette, and improved coordination with signage. • Camp made the motion to hold for revisions • Motion carries unanimously					
6.	27 Fairgrounds Rd, LLC 14394	27 Fairgrounds Rd	Rev. hardscape	67/150	Val Oliver Design	AC
	• Board: MacLeod, Camp, Patten and Paul • The Commission discussed the proposed site treatment, with several members opposing the introduction of shell without appropriate edge detailing and instead supporting continuation of grass (or alternative materials such as brick or stepping stones for functional areas). Members generally agreed that replacing the shell with grass was an improvement and expressed overall support for the revised plan. • Patten made the motion to approve through staff with shell area replace with grass • Motion carries unanimously					
7.	Stephane LeCuyer 14225	Tuckernuck	Rev. 12850; alterations	96/3.3	Self	AC
	• Board: MacLeod, Camp, Oliver, Patten and Paul • The Commission reviewed the revised proposal, noting it had been reduced from a previously approved two-story design to comply with a Nature Conservancy restriction limiting the structure to one story with a mezzanine (approximately 985 sq. ft., ridge height ~20'1"). Holly Backus confirmed the restriction parameters, including the one-story limitation, 10-foot eave height requirement, and visibility considerations from the ocean, and recommended retaining original character elements and carefully studying the southern elevation. Members advised simplifying fenestration, reducing ganged windows, replacing the double entry door with a single door (potentially with a porthole or board-and-batten detail), minimizing the prominence of the small gable window, and lowering dormer scale so they do not run to the ridge. Additional guidance included ensuring the mezzanine remains subordinate and reads as a single-story structure, and providing clearer drawings and alternative design options • Camp made the motion hold for revisions • Motion carries unanimously					
8.	Joshua Hebert 14412	13R Evergreen Wy	Addition	68/718.1	Reid Yenor	AC
	• Board: MacLeod, Camp, Oliver, Patten and Paul • The Commission reviewed the proposal to add two small secondary massing's to an existing shed (for storage and a sauna with pergola/deck), noting that the structure is well set back from Evergreen Way and largely screened by dense vegetation, resulting					

HDC New Business Meeting April 7, 2026

in minimal visibility. Members found the design appropriate, with additions matching the existing simple gable form, roof pitch, and materials. The Commission requested that site photographs be included in the record, and with no substantive design concerns, expressed comfort moving forward with the application.

- Camp made the motion to approve as submitted to include the presentation photographs in the application
- Motion carries unanimously

9.	Stephen Kidder 14433	55 Baxter Rd	Addition	49/18	Nate Barber	VO
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- Board: MacLeod, Camp, Oliver, Patten and Paul
- The Commission reviewed the proposal to extend and infill existing single-story porches on the c.1890 Flagship bluff house, noting the importance of preserving the building's historic character. Holly Backus requested clarification on what historic fabric would be removed versus retained, including red-lined existing and proposed drawings, and questioned whether original windows would be reused. Members expressed concern that the extensions could obscure the original main block and Second Empire massing, emphasizing the need for a sensitive approach that maintains the building's hierarchy and historic reading. Recommendations included simplifying elements where possible, using shingled infill rather than painted panels, and providing clearer documentation and graphics, including redlined drawings and perspective views illustrating existing versus proposed conditions.
- Paul made the motion to hold for revisions
- Motion carries unanimously

10.	Okay Okay House, LLC 14461	8R Union St	Hardscape	42.3.1/100.1	BPC	VO
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- Board: MacLeod, Camp, Oliver and Patten
- Backus requested additional clarifications and documentation, including full frontage photos, confirmation of brick running bond, details on fence type and extent, notation of the antique granite curb for DPW, and specifications for the water feature, wood footbridge, and fieldstone walkway, along with an assessment of visibility from the street. Commissioners noted a drawing discrepancy regarding the fence across the driveway, which the applicant clarified, and otherwise had no substantive objections. The applicant agreed to provide a corrected site plan, photographs, and additional detail exhibits.
- Camp made motion to approve through staff
- Motion carries unanimously

11.	Callmoinanddagain RT	41A Cliff Rd	Deck Alteration	42.4.4/2	Emeritus, LTD	RP
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- Board: MacLeod, Camp, Oliver, Patten and Paul
- The Commission reviewed the proposal for modest modifications to two existing rear decks, including one expansion with a spiral stair and another expanded and partially disguised with a hip roof, noting that both are located at the rear and sit below Cliff Road grade. Backus referenced the property's historic context (c.1881 Sea Cliff Inn) and raised concerns regarding potential visibility from Jefferson Street and compliance with HDC guidance on deck size and proportion, recommending an on-site visit to assess conditions. Commissioners agreed that visibility was the primary concern and requested that the applicant stake the proposed deck extents to evaluate sightlines and impacts on the west elevation, noting no substantive design objections beyond these considerations.
- Paul made the motion to hold for a view with stakes representing the proposed deck corners.
- Motion carries unanimously

12.	Steven Weber 14428	44 Nonantum Av	New dwelling	87/33	Catalano Architects	RP
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- Board: MacLeod, Camp, Oliver, Patten and Paul
- The Commission expressed overall concern that the building reads as overly boxy and over-glazed, with insufficient hierarchy between primary and secondary masses and a perceived height that exceeds intent due to eave and plate relationships. Members recommended reducing and reorganizing glazing—particularly on the south/front and west elevations—by limiting transoms and large repetitive window groupings. They advised simplifying dormers and varying roof and gable heights to create clearer hierarchy, as well as reducing or rethinking the glazed connector so it reads less prominently. Additional guidance included refining eave and window relationships, improving proportions to better align with Nantucket vernacular, and providing clearer site plans and additional perspective views to illustrate how the design sits in context.
- Camp made the motion to hold for revisions
- Motion carries unanimously

13.	Steven Weber 14427	44 Nonantum Av	New guest house	87/33	Catalano Architects	RP
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- Board: MacLeod, Camp, Oliver, Patten and Paul
- The Commission found the overall massing and materials generally appropriate and consistent with the main house but raised concerns regarding fenestration and proportions. Members noted excessive glazing on the south (street-facing) elevation and recommended reducing or reorganizing window areas. They also identified issues with dormer and eave proportions, including tall knee walls and misaligned eave-to-meeting-rail relationships, contributing to a squat appearance. Additional guidance included adjusting roof pitch and eave heights to reduce perceived height and better align with vernacular proportions, simplifying dormers to improve hierarchy, and providing revised drawings that address fenestration and proportion concerns.
- Camp made the motion to hold for revisions
- Motion carries unanimously

HDC New Business Meeting April 7, 2026

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| 14. | 3 Washaman Av, LLC 14465 | 3 Washaman Av | Hardscape | 55/536 | Shelter 7 | AC |
|-----|--------------------------|---------------|-----------|--------|-----------|----|
- **Board: MacLeod, Oliver, Patten and Paul**
 - The Commission reviewed the proposed hardscape revisions, including retaining the existing brick apron, converting the remainder of the driveway to stabilized shell, installing a bluestone paver walkway, adding a rear bluestone patio, and matching the existing cedar arbor, noting the work is entirely at grade. Members found the materials and scope appropriate and consistent with the neighborhood context, with no substantive design concerns. However, the application lacked supporting photographs and material samples, and the Commission requested that the applicant provide images of the existing site and arbor, along with material specifications for the bluestone and stabilized shell, to be submitted to staff for the record and administrative review.
 - Paul made the motion to approve of the above documentation to be provided through staff
 - Motion carries unanimously
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| 15. | 51 WW, LLC 14464 | 53 Wanoma Wy | Change stair layout | 92.4/320 | Shelter 7 | AC |
|-----|------------------|--------------|---------------------|----------|-----------|----|
- **Board: MacLeod, Oliver, Patten and Paul**
 - Oliver made the motion to approve as submitted
 - Motion carries unanimously
- | | | | | | | |
|-----|--------------------------|--------------|-------------------|-----------|-----------|----|
| 16. | Nant AGS on Orange 14452 | 55 Orange St | Back-up generator | 42.3.2/98 | JB Studio | AC |
|-----|--------------------------|--------------|-------------------|-----------|-----------|----|
- **Board: MacLeod, Oliver, Patten and Paul**
 - The Commission reviewed the proposal for a small standby generator located in the front-yard corner behind an existing fence and hedgerow, noting that the property is a highly visible corner lot and that the placement would result in year-round visibility. Members expressed concern that locating mechanical equipment in a front or corner yard on a contributing historic property is not consistent with HDC guidelines. Staff recommended exploring alternative siting, such as between the house and shed at the head of the driveway, where the unit could be better screened. Additional mitigation strategies discussed included relocating to a less visible area, recessing the unit, or incorporating more substantial screening or enclosure, while acknowledging code and clearance constraints. The applicant noted limitations related to setbacks and utility access but expressed willingness to explore alternatives.
 - Oliver made the motion to hold for revisions
 - Motion carries unanimously
- | | | | | | | |
|-----|------------------------|--------------------|-----------------|----------|------|----|
| 17. | Nicholas Losurdo 14481 | 47 S. Cambridge St | VIEW Fence/gate | 59.3/103 | Self | VO |
|-----|------------------------|--------------------|-----------------|----------|------|----|
- **Board: MacLeod, Camp, Patten and Paul**
 - Backus noted that perimeter fencing is generally not appropriate for infill dwellings in Nantucket in mind and raised concerns about visibility and neighborhood context. Commissioners echoed these concerns, emphasizing that free-standing deer fencing is rarely approved and that visibility, particularly in areas with limited vegetation—remains a key issue. Members supported the proposed setback and use of natural materials but stressed that the fence must be offset from the property line and fully integrated into existing vegetation to avoid visually dividing properties or altering the rural character. Several commissioners requested a site visit to better assess visibility and context. The applicant clarified access and intent to place the fence within vegetated areas but was asked to provide larger-scale drawings showing fence alignment and setbacks, photographs of existing conditions, detailed gate design, and to explore alternative alignments that further reduce visibility and avoid running along the property line.
 - Patten made the motion to hold for revisions and a view.
 - Motion carries unanimously
 - **Board: MacLeod, Oliver, Patten and Paul**
 - Paul made the motion to adjourn at 8:12 pm
 - Motion carries unanimously