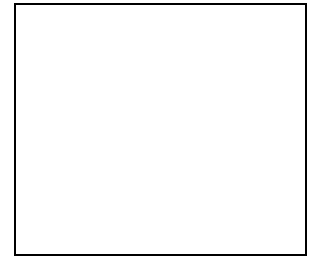




HISTORIC DISTRICT COMMISSION

Minutes April 14, 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: Holly Backus and Fiona Johnson

Meeting called at 4:05pm by Stephen Welch

MacLeod: made the motion to approve the agenda. Approved by Welch, Patten, Oliver, MacLeod and Camp

In person Welch, Oliver, Camp, MacLeod and Patten

Zoom: Paul and Thornewill

I. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus reported that there were no new updates since the prior week's meeting, noted that two old business applications on 4/14 (1 Cherry and 7 Maxey Pond) would be held at the applicants' request, confirmed she had provided comments to the board, and stated she was available for any questions.

II. 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.	Cato Ln Prop Co. 14160	8 Cato Ln	Pool-hardscape	55/663	Ridgevale Development
	- Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver - NO SHOW				
2.	Cato Ln Prop Co. 14161	10 Cato Ln	Pool-hardscape	55/125	Ridgevale Development
	- Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: Paul; Recused: Oliver - NO SHOW				
3.	Tanner Powell 14267	Oliver's Way Lot 31	New dwelling	49/166	Emeritus, LTD
	- Commissioners: Welch, Camp, MacLeod, Patten and Thornewill; Alternates: Paul; Recused Oliver - The Commission's primary concern centered on building orientation, with multiple members noting that the proposed design reads as a side or rear elevation facing Oliver's Way rather than a true front façade. Members emphasized the need for the primary entry and overall composition to clearly address Oliver's Way. To support this, the Commission requested revised landscaping and perspective renderings illustrating street trees framing the entry, a continuous low hedge along the frontage with additional rear screening for the pool, and planting to better define the driveway and establish a clear sense of arrival. Discussion also focused on driveway configuration, with a preference for consolidating easements into a single shared driveway if feasible or otherwise using landscaping to reinforce the front orientation. Concerns were raised about the visibility of the pool and cabana, with suggestions to relocate or better screen these elements to improve privacy, while acknowledging site constraints such as solar orientation. The Commission supported recent architectural revisions, including dormer and massing simplifications, but requested additional perspective views and revised plans addressing orientation, site layout, and screening. The application was held pending submission of these materials. - MacLeod made the motion to hold for revisions - Motion carries unanimously				
4.	30 N. Beach St, LLC 13432	30 N. Beach St	New hotel building	29/130	Emeritus, LTD
	- Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Thornewill, Paul - The Commission raised concerns about the building's massing and site placement, recommending it be set farther back on the lot so it does not appear visually dominant over the adjacent historic hotel, and suggesting reorientation or mirroring so the shorter leg of the L faces the street with the larger mass stepping back. Members advised making the entry more pronounced with a wider canopy and improving its relationship to the driveway for clearer orientation. Front-facing balconies were broadly discouraged, with recommendations to remove or significantly reduce them, and to enclose second-floor decks with				

shingled walls or parapets to limit visibility. Additional comments included refining gable proportions and roof pitches to better align with the existing hotel, ensuring material detailing (such as shutters and siding) avoids a deck-board appearance, and enhancing entry detailing to better relate to the hotel. The Commission also requested further study of hardscape, ADA access, and overall site relationships, along with revised site plans and perspective views showing adjusted massing, layout options, and streetscape context. Overall, members acknowledged and supported the architectural simplifications made to date.

- Camp made the motion to hold for revisions and to Hold the Hardscape to Track
- Motion carries unanimously

5.	30 N. Beach St, LLC 13405	30 N. Beach St	Hardscape	29/130	Emeritus, LTD
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- **Track Hotel Application**

6.	7 Orange St., LLC 13958	7 Orange St	New dwelling	42.3.1/149.1	Emeritus, LTD
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- **Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: none; Recused: Thornewill**
- The Commission appreciated the applicant's efforts to simplify the design, including removal of the roofwalk, chimney pots, and belvedere, but continued to express substantive concerns. Members questioned the roof form and massing, with a preference for a simpler gable over the gambrel, noting the structure still reads as too large and competitive with neighboring historic buildings. The "floating" bay window was viewed as inappropriate and lacking local precedent, with requests to better align it with first-floor fenestration. Concerns were also raised about overall height and proportions, with suggestions to reduce height, scale down windows, and eliminate or minimize second-floor flower boxes. Given the building's prominent location, members emphasized careful treatment of visible elevations and recommended simplifying balconies and detailing.
- Camp made the motion to hold for revisions
- Motion carries unanimously

7.	ThirtySevenSquam RdNT 13289	37 Squam Rd	New gym structure	13/26	Gryphon Architects
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- **Commissioners: Welch, Camp, Oliver, MacLeod, Thornewill; Alternates: Patten, Paul**
 - MacLeod made a motion to approve via Exhibit A
 - Motion carries Welch, MacLeod and Camp Yay Oliver is Nay and Thornewill abstained

III. OLD BUSINESS 04/14/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Von Velle 14227	10 Maxey Pond Rd	Guest house	40/100	CWA
	• Commissioners: Welch, Camp, Oliver, MacLeod and Paul Alternates: Thornewill, Patten • The Commission noted the applicant's revisions, including shifting the structure approximately five feet away from both the property line and the main house, lowering it further in grade, and correcting site and section labeling. Members expressed significant concern about the building's proximity to the historic founders' cemetery, finding the siting too close and potentially disrespectful, and emphasized the need to reduce visibility from the cemetery side by removing the dormer and limiting second-floor mass and glazing facing that direction. Preferred alternatives included relocating the structure farther from the cemetery—such as toward or across the driveway or further inland/downhill—so it is less visible from public viewpoints. The Commission also required enhanced landscaping and screening, including restoration and augmentation of vegetation to buffer views. • MacLeod made the motion to hold for revisions • Motion carries unanimously				
2.	Joe Minella 14319	5 Gingly Ln	New dwelling	41/852	R. Newman
	• Commissioners: Welch, Oliver, Paul, MacLeod and Patten; • Paul made the motion to approve the original submission for 5 Gingly Lane, specifically the prior (pre-revision) elevation. • Motion carries, Welch, Oliver, Patten and Paul Yay and MacLeod a Nay				
3.	Allen Miller, Inc. 11963	1 Cherry St	New building	55/377.1	EMDA
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Sat off: Oliver: Mullin: Paul Last heard 03/03/2026 • HOLD PER CLIENTS REQUEST				
4.	198 HP, LLC 14203	198 Hummock Pond Rd	New dwelling	65/29	Emeritus, LTD
	• Commissioners: Welch, Camp, Oliver, MacLeod, Patten; Alternates: Paul • Camp made the motion to approve the revised design for 198 Hummock Pond, with the condition that the trim and sash be changed to gray. • Motion carries unanimously				
5.	Servants Heart 14286	42 Monohansett Rd	Rev. 10186; downsize bldg.	79/55	Val Olver Design
	• Commissioners: Welch, Camp, MacLeod, Patten and Paul • MacLeod made the motion to approve through Exhibit A • Motion carries unanimously				
6.	159 Orange St., LLP 14242	159 Orange St	New building	55/169+170	Val Oliver Design
	• Commissioners: Welch, Camp, MacLeod, Paul and Patten • Paul made the motion to approve through Exhibit A				

- Motion carries Welch
7. Greco Qual. Pers. Res. Tr **13594** 7 Maxey Pond Rd **VIEW** New pool house 40/104 CWA
- *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul* *Last heard 11/18/2025*
 - **HOLD PER CLIENTS REQUEST**
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- **Welch, MacLeod, Camp Patten and Paul**
 - **Patten made the motion to approve minutes 3/17/2026**
 - **Motion carries Camp, Patten and Paul Yay MacLeod abstained and Welch is a Nay did not read**
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- **Camp made the motion to adjourn at 7:00pm**
 - **Motion carries unanimously**