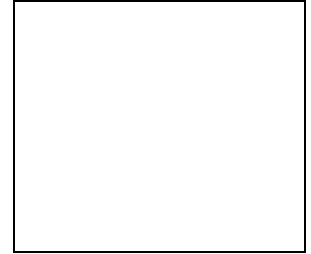




HISTORIC DISTRICT COMMISSION
Minutes June 2, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



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, Land Use Specialist and Holly Backus, Preservation Planner

Meeting called at 4:02pm by Stephen Welch

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

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

Zoom: Paul and Thornewill

Camp left at 7:05pm

I. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Maya Kearns 14516	30 Miacomet Av	Fence	67/195.3	Self	VO
• Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Thornewill, Patten, Paul • Oliver made the motion to approve consents • Motion carries unanimously					

II. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- In response to Angus MacLeod's question regarding the proposed boardwalk at 30 Beach and its relationship to the Town's pedestrian right-of-way, Holly Backus stated that the boardwalk is an unusual feature that is not consistent with the Historic District context. She explained that any portion of the boardwalk that extends into the Town right-of-way would require review by both the Historic District Commission (HDC) and the Department of Public Works (DPW). Her primary concern was the interface between the proposed boardwalk and the Town right-of-way, including how and where it ties into the public way and whether that connection is appropriate. When the Chair asked whether her concerns related to the existing condition or the proposed changes, Ms. Backus clarified that her concern was with the proposed boardwalk materials and installation, not the existing condition, and she reiterated that DPW review was relevant because of the boardwalk's relationship with the Town right-of-way.

III. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Dreamland 14763	17 S Water St	NFF Temporary Sign	42.3./11.1	Nantucket Film Festival
	• Sign Advisory Council recommends approval				
2.	Methodist Church 14764	2 Center St	NFF Temporary Sign	42.3.1/199	Nantucket Film Festival
	• Sign Advisory Council recommends approval				
3.	19 Broad St LLC 14765	19 Broad St	NFF Temporary Sign	42.4.2/75	Nantucket Film Festival
	• Sign Advisory Council recommends approval				
4.	NPAC 14766	5 N Water St	NFF Temporary Sign	42.4.2/88	Nantucket Film Festival
	• Sign Advisory Council recommends approval				
5.	Ack East St LLC 14767	10 Easy St	NFF Temporary Sign	42.3.1/78	Nantucket Film Festival
	• Sign Advisory Council recommends holding for revisions and further information.				
	• Board: Welch, Pohl, Oliver, MacLeod and Camp; Alternates: Thornewill, Patten, Paul; • Pohl made the motion to adopt the sign committee's recommendations • Motion carries unanimously				

IV. OLD BUSINESS 05/05/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	2 Shore Nantucket 14069	2 Shore Rd	Additon to MH	55.1.4/4.1	JB Studio
	<i>Commissioners: Welch, Pohl, Camp, MacLeod, Paul; Alternates: Patten; Recused: Oliver</i> - MacLeod made the motion to approve through Exhibit A - Motion carries unanimously				
2.	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> - Camp made a motion to approve through Exhibit A - Welch, Patten and Camp-Yay; MacLeod and Oliver- Nay - Motion carries 3-2				
3.	30 N. Beach St., LLC 13405	30 N. Beach St	Hardscape	29/130	M L+D
	- Board: Welch, Patten, Oliver, MacLeod and Camp; Alternates: Thornewill, Paul - MacLeod made the motion to approve through Exhibit A - Motion carries unanimously				
4.	Stephen W. Kidder Trst 14433	55 Baxter Rd	Addition	49/18	Catherine Truman
	<i>Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none</i> - Oliver made the motion to approve with the shingle rail version and the historic information to be added to the COA - Motion carries unanimously				
5.	Virginia Irwin 12621	115 Cliff Rd	Main house	41/7	Val Oliver Design
	<i>Commissioners: Welch, Pohl, Camp, MacLeod, Patten; Alternates: none; Agent: Oliver</i> - Pohl stated that he was very pleased with the progression of the design and supported Option A, including the use of single dormers. His primary concern was that the west-facing bay and pergola, as depicted in white, appeared overly formal and somewhat overdesigned for the context. He recommended that the pergola be constructed in a natural finish rather than painted white and suggested incorporating more natural materials, such as shingles, into portions of the box bay and first-floor treatment to soften the appearance and reduce the overall formality of the design. - Camp commented that the design appeared overly boxy and symmetrical and recommended several adjustments to improve its proportions and overall balance. She suggested reducing the size of the first-floor windows, favoring six-over-six sash windows over the taller proposed configurations to lessen the exaggerated vertical emphasis. She also recommended lowering the gambrel on the left slightly to help break up the strict symmetry and box-like appearance. More generally, she encouraged refining the proportions so that the composition reads as less square and more balanced within its context. - MacLeod expressed several concerns regarding the proposed design at 115 Cliff Road. He stated that the pergolas were not an appropriate solution for reducing the perceived height of the eaves and instead recommended lowering the eaves by approximately one foot to create clearer differentiation between the side wings and the primary mass of the building. He also noted that the reverse gambrels, which run perpendicular to the main roof mass, were positioned too close to the dormers, causing them to read as a continuous wall plane; he suggested either setting the gambrels back by roughly one foot or modifying the dormer geometry by shortening or stepping them back. In addition, he recommended revising the window proportions so that the second-floor windows more closely replicate the six-over-six pattern used on the first floor, resulting in better overall proportions. Finally, he observed that the relationship between the roof walk and chimney appeared awkward, with the chimney reading as too tall relative to the roof walk, and suggested revising the composition by incorporating chimneys on either side of the roof walk, moving the roof walk forward, or otherwise adjusting the design so the elements relate more appropriately. - Welch acknowledged the substantial effort that had gone into the design but emphasized the Commission's responsibility to reach a clear consensus and ultimately supported holding the application for revisions. He expressed significant concern about the size and proportion of the proposed roof walk, describing it as excessively large and suggesting that it be reduced to no more than approximately one-third of the ridge length. He also stated that the relationship between the roof walk and the chimney needed to be resolved, either by incorporating chimneys on either side of the roof walk or by relocating or resizing the roof walk itself. Welch noted that the first-floor ceiling height appeared too tall, resulting in oversized windows that distorted the building's proportions, and recommended lowering the first-floor height to allow for more appropriately scaled windows and trim. He further commented that the current window proportions caused traditional trim elements to appear undersized and stated that the sash, casing, and overall trim relationships should be revised to achieve more appropriate proportions. While he preferred the dormer arrangement shown in Option A, with single dormers, he encouraged further refinement of the dormers and window placement to avoid an overly boxy or monolithic appearance. He did not support the proposed continuous pergola as a means of reducing the perceived eave height, favoring instead a more conventional approach such as lowering the eaves to create clearer articulation between building masses. He also recommended adjusting the reverse gambrels and dormer placements on the east and west elevations so they do not read as a				

continuous wall plane and noted that any triple-gang windows or bays should be proportionally lowered if the first-floor height is reduced. Finally, he suggested reconsidering the trim, casing, corner board scale, and material and color choices, particularly the extensive use of white elements, to avoid an overly formal or oversized appearance, and requested that staff provide a clear, consolidated summary of the Commission's requested revisions rather than relying on piecemeal comments.

- The Board generally agreed that the proposal for 115 Cliff Road required further refinement before approval. Members found the roof walk oversized and awkwardly related to the chimney, recommending that it be substantially reduced and its relationship to the chimney revised. Concerns were also raised about the oversized first-floor height and window proportions, with members recommending lower window heights and more traditional sash, casing, and trim proportions. The Board did not support the proposed pergola/trellis approach to lowering the perceived eave height, preferring a conventional eave drop to better distinguish the main mass from the wings. Members also recommended adjusting the dormers and perpendicular gambrels to reduce the appearance of continuous wall planes and supported the single-dormer configuration shown in Option A. Additional comments focused on reducing the building's boxy, overly symmetrical appearance and softening formal design elements through revisions to massing, proportions, and materials. Finding insufficient consensus for approval, the Board voted to hold the application for a revised submission addressing these concerns.
- Pohl made the motion to hold for revisions
- Motion carries unanimously

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| 6. | 10 Maxey Pond LLC 14227 | 10 Maxey Pond Rd | Guest house | 40/100 | CWA |
| | <ul style="list-style-type: none"> • <i>Commissioners: Welch, Camp, Oliver, MacLeod, Paul; Alternates: Thornewill, Patten</i> • Paul made the motion to approve as submitted due to limited visibility and details that are matching the existing structure and to maintaining the vegetation in perpetuity. • Welch, Oliver, Camp and Paul-Yay; MacLeod- Nay • Motion carries 4-1 | | | | |
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| 7. | 58 Reedabon, LLC 14165 | 58 Nobadeer Av VIEW | Sports court | 88/81 | LFW |
| | <ul style="list-style-type: none"> • Hold until next Old Business meeting 6/16/26 per applicant's request • <i>Commissioners: Pohl (Acting Chair), Camp, Oliver, MacLeod, Patten; Alternates: none</i> <i>Last heard 02/17/2026</i> | | | | |
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| 8. | Kim Glowacki 12388 | 5 Meader St | Second dwelling | 42.2.3/40 | LFW |
| | <ul style="list-style-type: none"> • Hold until next Old Business meeting 6/16/26 per applicant's request • <i>Commissioners: Pohl (Acting Chair), MacLeod, Thornewill, Patten, Payl; Alternates: none; Recused: Oliver</i> <i>Last heard 07/29/2025</i> | | | | |
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| 9. | 44 Nonantum LLC 14428 | 44 Nonantum Av | New dwelling | 87/33 | Catalano Architects |
| | <ul style="list-style-type: none"> • <i>Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none</i> • The Board was generally supportive of the design changes but identified several areas requiring further refinement. Members continued to express concern that the composition remained somewhat boxy, with particular attention given to the glass connector and its prominence. Concerns were raised about the scale and visibility of glazing on the connector and north elevation, including large doors and continuous window areas, with suggestions to simplify the connector, reduce glazing, and incorporate additional screening where appropriate. The Board also questioned portions of the north and rear fenestration and encouraged further study of those elevations. In response, the applicant noted efforts to reduce visibility impacts through landscaping, elimination of curb cuts, and proposed view easement with the north abutter limiting vegetation and structure height. • Paul made the motion to hold for minor revisions • Motion carries unanimously | | | | |
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| 10. | 44 Nonantum LLC 14427 | 44 Nonantum Av | Guest house | 87/33 | Catalano Architects |
| | <ul style="list-style-type: none"> • <i>Commissioners: MacLeod (Acting Chair), Camp, Oliver, Patten, Paul; Alternates: none</i> • Oliver made the motion to approve as submitted • Oliver, MacLeod, Patten and Paul-Yay; Camp- Nay • Motion carries 4-1 • | | | | |
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| 11. | Tanner Powell 14267 | Oliver's Way, Lot 31 | New dwelling | 49/166 | Emeritus, LTD |
| | <ul style="list-style-type: none"> • <i>Commissioners: Welch, Camp, MacLeod, Patten, Thornewill; Alternates: Paul; Recused: Oliver</i> • Patten made the motion to approve as submitted • Motion carries unanimously | | | | |

12. 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*
- Patten made the motion to approve as submitted with the color/finish condition (bay window tone on tone gray)
- Welch, Patten and Paul- Yay; MacLeod and Camp-Nay
- Motion carries 3-2

13. 28 Pine, LLC 13019	28 Pine St	Fenestration/alterations	42.3.2/47	Emeritus, LTD
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- *Commissioners: Welch, Camp, MacLeod, Paul, Patten; Alternates: none*
- Paul made the motion to approve through Exhibit A (option A)
- Welch, Paul and Patten-Yay; MacLeod and Camp- Nay
- Motion carries 3-2

14. BAG Nom Realty Tr 14087	9 New Jersey St	New dwelling	60.3.1/408	Shelter 7
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- *Commissioners: Welch, Oliver, MacLeod, Paul, Patten; Alternate: none*
- Pohl (as a nonvoting member of the board) described the situation at 9 New Jersey Street as unfortunate but emphasized a pragmatic approach, noting that a house would ultimately be built on the site and that the Board's focus should be on achieving an appropriate outcome. He expressed support for salvaging and reusing historic materials, observing that dismantling and reassembly have local precedent and can contribute meaningfully to preservation. Pohl strongly cautioned against relying on monetary fines as the primary remedy, warning that fines could become viewed as simply a cost of doing business and thereby weaken the deterrent effect of the Commission's regulations. He characterized the matter as a broader lesson in process and enforcement rather than solely a design issue and urged the Board to avoid setting punitive precedents that could be exploited in the future. Instead, he favored a constructive resolution centered on appropriate design, preservation of historic fabric where possible, thorough documentation of demolition and reuse, and conditions that ensure good design, landscaping, and screening outcomes. He suggested that procedural remedies, such as clearer rules, conditions, or delays, may be more effective than escalating fines. Overall, Pohl advocated for a measured and proportionate response that preserves historic materials where feasible, requires adequate documentation, and avoids creating a financial precedent that effectively treats fines as a demolition fee.
- MacLeod acknowledged the circumstances surrounding 9 New Jersey Street and commended the applicant's efforts to salvage and reuse historic materials, noting that Nantucket has a longstanding tradition of dismantling and reassembling buildings. His primary concern was ensuring that the demolition and reconstruction were properly documented, and he urged the applicant to submit a retroactive demolition application so the public record would include demolition documentation, photographs, as-built information, and a clear accounting of salvaged materials and their reuse. He also recommended refining the fenestration by reducing oversized windows and moving toward more traditional six-over-six proportions, as well as incorporating appropriate screening to lessen visibility from public ways and neighboring properties. MacLeod emphasized that the Board should be cautious about overturning prior HDC approvals and should use the previously approved design as the basis for review while ensuring that proper documentation and preservation commitments are secured. He favored addressing the matter through conditions requiring documentation, material reuse, and landscape screening, rather than relying solely on punitive fines, while allowing enforcement and fine-related issues to be addressed separately through the appropriate process.
- Paul observed that, aside from procedural and enforcement concerns, there was essentially nothing new for the board to evaluate regarding the design or siting of 9 New Jersey because those elements had already been approved. He noted that the approvals previously granted effectively led to the current near-demolition outcome, describing it as an unfortunate consequence of the process rather than an act of bad faith, and emphasized that the applicant maintains the approved project can still be constructed, with HERS and energy code review indicating additional exterior changes are not required for compliance. He cautioned against relying primarily on modest monetary fines, warning that such penalties could become a "cost of doing business" and weaken future compliance by reducing their deterrent value. Overall, he framed the situation as a learning opportunity for improving oversight and procedures, encouraging the board to focus on a constructive, context-sensitive resolution for the site while pursuing process improvements that would help prevent similar situations in the future.
- Welch urged the Commission to remain focused on matters within the HDC's jurisdiction, emphasizing that the review should center on the architecture, site plan, and other elements properly before the Board rather than questions of ownership, intent, or motivation. He requested a clear explanation of what had changed since the project's prior approvals, specifically identifying the chimney removal, roof shingle and color changes, and the relocation of the structure on the site as items requiring direct comparison to the approved plans. Welch also referenced the HERS review and the applicant's representation that the previously approved exterior design could meet current energy code requirements without exterior modifications, seeking confirmation that no code-driven design changes were necessary. He stressed the importance of receiving a single, consolidated package of revisions that directly addressed the Board's concerns rather than a series of piecemeal modifications. In addition, he supported creating a complete public record through a retroactive demolition filing and related documentation, including photographs, as-built information, and an inventory of salvaged materials and their proposed reuse. Welch further noted that broader policy questions concerning demolition classifications, enforcement

procedures, and fee or fine structures should be addressed separately through staff and Board policy discussions rather than during the project review itself. Overall, he advocated for a clear, organized, and consistent process that provides the applicant with direct guidance while ensuring thorough documentation and adherence to established standards.

- Holly Backus, the Preservation Planner, requested that the board ensure all historic documentation, including the historic information contained in staff comments, be incorporated into the project record. She further recommended that, if the board is inclined to approve any aspect of the application, the applicant should first submit a retroactive demolition application, so the demolition is formally documented within the HDC file. Her comments underscored the importance of creating a complete record of the demolition, including historic documentation, photographic and as-built information, and details regarding salvaged materials and their proposed reuse, so that the file accurately reflects what was removed and what historic fabric, if any, will be retained.
- The Board recognized that 9 New Jersey Avenue had previously received HDC approval for its design and siting but expressed concern that the historic Swain Cottage had been dismantled without sufficient clarity in the record regarding demolition approval, documentation, and preservation requirements. Members generally agreed that the priority should be creating a complete public record through a retroactive demolition filing, including photographs, as-built documentation, an inventory of salvaged materials, and clear commitments regarding how those materials will be reused. While some commissioners raised concerns about fenestration proportions, visibility, and the need for screening, the Board acknowledged that the approved design remained the operative basis for review and that energy-code compliance did not require exterior design changes. Much of the discussion focused on process and enforcement, with several members cautioning against relying on modest monetary fines as a remedy because they could become viewed as simply a cost of doing business. Instead, the Board favored a constructive and proportionate approach centered on documentation, preservation of salvaged materials, conditions ensuring reuse and screening, and clearer procedural requirements moving forward. Commissioners also emphasized that broader policy issues concerning demolition classifications, enforcement procedures, and fee structures should be addressed separately through staff and Board policy work rather than through the project review itself. Overall, the Board expressed regret over the circumstances, supported preservation and reuse where feasible, and directed that the matter moves forward through comprehensive documentation, appropriate conditions, and a clear administrative process rather than primarily punitive measures.
- MacLeod moved to approve the application with two conditions: (1) payment of the applicable as-built fee, and (2) submission of all documentation that would ordinarily be required as part of a demolition application, including demolition records, photographs, as-built documentation, and information regarding salvaged materials and their proposed reuse, so that a complete record of the demolition and reconstruction is maintained in the HDC file.
- Welch, Patten, MacLeod and Paul- Yay and Oliver abstained
- Motion carries 4-0

- Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Thornewill, Patten, Paul
- Pohl made the motion to approve minutes from May 12, 2026
- Motion carries unanimously
- Board: Welch, Pohl, Camp, Oliver and MacLeod; Alternates: Thornewill, Patten, Paul
- Pohl made the motion to adjourn at 8:10pm
- Motion carries unanimously