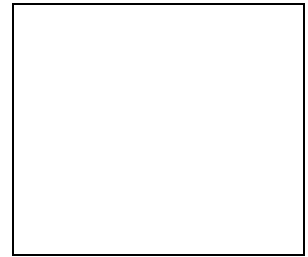




HISTORIC DISTRICT COMMISSION
Minutes June 9, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



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

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Cathy Flynn, Holly Backus and Fiona Johnson

In person: Pohl, MacLeod, Patten and Camp

Zoom: Welch, Paul and Thornewill

Meeting called to order at 4:00pm by Stephen Welch

Board: Welch, Pohl, MacLeod, Oliver and Camp

MacLeod made the motion to approve the agenda

Motion carries unanimously

Oliver left the meeting at 4:10pm

Welch left the meeting at 5:23pm

Welch returned at 7:53pm

Backus Left at 7:10pm

I. ELECTION OF OFFICERS

1. Election of Officers

- Board: Welch, Pohl, MacLeod, Oliver and Camp**
- Oliver Made the motion to elect Ray Pohl as Chair and Angus MacLeod as Vice Chair**
- Welch, Pohl and Oliver Yay; MacLeod and Camp Nay**
- Motion carries 3-2**

2. Appointment of CPC Representative

- Board: Welch, Pohl, MacLeod, and Camp**
- MacLeod made the motion for Connie Patten to remain as CPC Representative**
- Motion carries unanimously**

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Robert Sarvis 14776	11 Vesper Ln	Rev. 14017; 69 sf addition	55/1.6	Self	VO
2.	Brad & Corinne Muffly 14792	1 Sea Fox Cir	Addition	55/107.6	BPC Architecture	VO
3.	Amanda Cross 14794	9 Wauwinet Rd	Addition	20/44	Emeritus, LTD	VO
4.	Solomon, Neal 14757	17 Gay St	Hardscape	42.4.3/37	Bill Liddle	RP
5.	Catherine Westbury 14762	8 Pine Tree Rd	New shed	68/218	Self	RP
6.	Cornelia Hallinan 14770	3 Moby Way	Addition	65/58	Val Oliver Design	AC
7.	S & C Cordts Pearce 14791	76 Pleasant St	New shed	55/367	Sanne Payne	AC
8.	16 Greglen Ave LLC 14747	16 Greglen Ave	Rooftop Solar	68/183	Sun Wind LLC	SW
9.	Sea Hero LLC 14748	1 Pinkham Cir	Garage	56/159	EMDA	SW
10.	Sea Hero LLC 14749	1 Pinkham Cir	Move Building	56/159	EMDA	SW
11.	Matt Reinemo 14760	55 Tennessee Ave	Door Revs	59.4/363	Self	CP

- Board: Pohl, MacLeod, Welch, Camp and Thornewill; Alternates: Patten, Paul**
- MacLeod made the motion to approve consents**
- Motion carries unanimously**

III. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
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Approved HDC Minutes June 9, 2026; adopted June 23, 2026

1.	Lyle Howland 14752	17 Pleasant St	Replace front stoop	42.3.3/77	Self	AM
	Replace stair treads and porch decking with natural to weather Mahogany, and supplement application with additional historical information and photos from Nantucket Preservation Planner, Holly Backus					
2.	Changying & Huizhen 14758	19A Waydale Rd	Add Porch Roof	67/866	D Carlson	AM
	Match rake and soffit details of approved front porch roof, lower beam to top of door head casing, and increase wall bracket size by 75%.					
3.	Maxwell House LLC 14761	15 Cliff Rd	Fence	42.4.4/56	MCA +	VO
	5/1 fence cut back 10' from the street for visibility of traffic and add date of construction to the COA.					
4.	ACK Reward LLC 14796	149 Main St	Revs	41/169	BPC Architects	VO
	Date of construction to be added to the COA.					
5.	Dream North LLC 14768	28 Shimmo Pond	Hardscape revs	43/167	Ridgeveiw Development	CP
	Date of construction to be added to the COA.					
6.	Canopache Nom Trust 14798	59 Baxter Rd	Pool hardscape	49/20	Jardins Intl	CP
	- Pool not to be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application. - This application got pulled to be reviewed by full Board					
7.	Meghann Valero 14797	8 Gold Star Dr	Replace Fence	55/187	Self	CP
	Date of construction to be added to the COA.					
8.	Cohen Dukes Rd Trust 14775	2 Dukes Rd	Fence	41/187	Miroslava L&D	CT
	Due to lack of visibility					
9.	Jeremy Morgado 14806	5 Cathcart Ln	Sauna	67/860	Self	CT
	- Due to limited visibility - Board: Pohl, MacLeod, Welch, Camp and Paul; Alternates: Patten, Thornewill - MacLeod made the motion to remove 59 Baxter Rd from consents with conditions application # 6 - Motion carries unanimously - Board: Pohl, MacLeod, Welch, Camp and Thornewill; Alternates: Patten; Recused: Paul - Camp made the motion to approve #1-#5, #7- #9 consents with conditions - Motion carries unanimously					

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	22 Fed LLC 14769	22 Federal St	Projecting Sign	42.4.2/31	Anne Dougherty
	Sign Advisory Council recommends approval.				
2.	Nourish Nantucket 14777	19 Boynton Ln	Master Sign Plan	67/14.6	Brooke Mohr
	Sign Advisory Council recommends holding for revisions and a view.				
3.	Nourish Nantucket 14778	19 Boynton Ln	Wall Sign B	67/14.6	Brooke Mohr
	Sign Advisory Council recommends holding for revisions and a view.				
4.	Nourish Nantucket 14779	19 Boynton Ln	Wall Sign D	67/14.6	Brooke Mohr
	Sign Advisory Council recommends holding for revisions and a view.				
5.	Nourish Nantucket 14780	19 Boynton Ln	Wall Sign B	67/14.6	Brooke Mohr
	Sign Advisory Council recommends holding for revisions and a view.				
6.	Nourish Nantucket 14771	19 Boynton Ln	Bollard Sign	67/14.6	Brooke Mohr
	Sign Advisory Council recommends holding for revisions and a view.				
7.	NIR 14783	9 Old South Wharf	Nantucket Crisp- Proj. sign	42.2.4/2	Kelly Emery
	Sign Advisory Council recommends approval.				
8.	NIR 14784	9 Old South Wharf	Nantucket Crisp quarter board	42.2.4/2	Kelly Emery
	Sign Advisory Council recommends approval with the size changed from 4'x 6'x1" to 4'x 6"x1".				
9.	NIR 14785	23A Old South Wharf	Seasonal Resident- quarter board	42.2.4/2	Kelly Emery
	Sign Advisory Council recommends approval with the spelling correction.				
10.	ACK East St 14767	10 Easy St	OB- NFF temp sign	42.3.1/78	Jacyln Rose Wohl
	- Sign Advisory Council recommends approving Option B-1 with the caveat that this is not a blanket approval for permanent signage for this building. - Board: Pohl, MacLeod, Welch, Camp and Paul; Alternates: Thornewill, Patten - Welch made the motion to adopt the sign committee's recommendations - Motion carries unanimously				

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- There was no specific conversation with Holly Backus, Preservation Planner

VI. NEW BUSINESS 05/12/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	240 Polpis Rd, LLC 14556	240 Polpis Rd	MH Renovations/move on	56/23 & 23.1	WAPD	RP
	- Board: Pohl, MacLeod, Welch, Camp and Thornewill; Alternates: Patten, Paul - Welch made the motion to approve as submitted subject to using two over two windows - Motion carries unanimously					
2.	Town of Nantucket 14649	34 Washington St	New harbormaster building	42.2.3/2	Charles Gibson	SW
	- Board: Pohl, MacLeod, Welch, Camp and Patten; Alternates: Thornewill, Paul - Welch raised procedural and design-related concerns regarding the proposed revisions at 34 Washington Street. He noted that the submission was overly extensive and requested that the previously approved drawings be presented alongside the proposed changes to allow for a clear comparison. He sought clarification on the foundation treatment, including the function and detailing of access panels and skirting, and offered guidance on appropriate slat dimensions and spacing. He also identified apparent inconsistencies in the roof and dormer elevations and asked the applicant to verify the drawings for accuracy. Additional comments focused on the visibility of the foundation from Washington Street, the use of composite trim, decking, and railings, and the proposed Andersen windows, recommending finishes and detailing that would better complement the building's character. Throughout the discussion, he emphasized the importance of clear, accurate drawings, consistent detailing, and material selections appropriate to the Nantucket historic district. - Camp expressed concerns about architectural consistency and visibility from Washington Street, noting that the roof pitches and window configurations appeared inconsistent, particularly on the south elevation where the ganged 6-over-12 windows seemed overly vertical. She suggested using individual 6-over-6 windows to improve proportions and better align with the rest of the building. She also questioned the narrow vertical boards proposed at the foundation level and emphasized that, because the foundation would be highly visible from Washington Street, the treatment should be more consistent, recommending a single design approach rather than a mix of vertical boards, trellises, and horizontal elements. - MacLeod noted discrepancies between the approved and proposed north elevations, particularly the increased shingle area below the dormer windows in the revised design. He questioned why the dormer, and gutter proportions appeared to have changed despite similar roof profiles, suggesting the difference could be a drawing error or a result of raising the first-floor elevation. He recommended reducing the amount of shingle field beneath the windows by either lowering or enlarging the windows to better match the proportions of the approved design. He also supported simplifying and standardizing the foundation treatment and agreed with comments favoring more traditional window muntin proportions. - Patten agreed with concerns regarding the appearance and proportions of the north elevation dormer, noting that it did not look quite right. She also expressed concern about the proposed use of composite materials, while acknowledging that Andersen windows had been approved as part of the earlier design. - Pohl focused on procedural matters and overall design consistency, requesting that the previously approved drawings be presented alongside the proposed revisions to facilitate comparison. He asked the applicant to clearly explain the changes from the prior approval and highlighted discrepancies in the elevations, particularly regarding dormer and roof proportions, urging that the drawings be verified and corrected. He also echoed concerns about maintaining consistency in materials, roof pitches, and foundation treatments, questioned the appropriateness of composite decking materials, and emphasized the need to resolve the drawing inconsistencies before the Commission could adequately evaluate the revised proposal. - Camp made the motion to Hold for Revisions - Motion carries unanimously					

VII. NEW BUSINESS 05/26/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Five New St LLC 14724	5 New St	Renovation	55.4.1/36	WAPD	RP
	- Board: Pohl, MacLeod, Welch, Camp and Paul; Alternates: Thornewill, Patten - Welch made the motion to approve through Exhibit A with MacLeod drawing Exhibit A - Motion carries unanimously					
2.	Amy & Ian Flynn 14739	35 Morey Ln	New Cottage/garage	73.3.2/37.1	Sanne Payne	JP
	- Board: Pohl, MacLeod, Camp, Thornewill, Patten; Alternates: Paul - Camp expressed support for the revised salt-box design, particularly the open porch with posts in place of a shingled wall. She stated that the design was acceptable as presented and suggested that the second-floor balcony be limited in size and aligned with the shed dormer to ensure it remained appropriately scaled. - MacLeod expressed concern that the proposed guest structure did not adequately relate to the main house or its setting. While he supported the salt-box roof form, he felt that the large shed dormer and picture window were out of scale and inconsistent with the character of the main house. He also questioned the size and prominence of the second-floor deck facing the street, suggesting it was oversized for the structure and not typical of Nantucket precedent, and recommended relocating it to the rear					

if feasible. He encouraged reducing the dormer size and revising the window configuration to create a design more closely aligned with the proportions and character of the main house.

- Thornewill supported the salt-box design approach and suggested using a shingled parapet or short shingled wall at the second-floor deck to better integrate it into the roofline and reduce its visual prominence. She also requested additional detailing at the top of the porch, such as a heavier trim element or shingle course, to create a more appropriate historic appearance and strengthen the overall composition.
- Patten supported Thornewill's suggestion to use shingling or a parapet to better integrate the second-floor deck into the salt-box roof form, noting that the deck was her primary concern with the design. She stated a preference for the revised rendering, which incorporated the deck into the roofline, rather than the alternative pass-through treatment.
- Pohl expressed a preference for the salt-box design with the lower eave facing the street, stating that it was more appropriate than presenting the flatter dormer façade toward the roadway. He favored the open-post porch design over a shingled wall beneath the deck, finding it more authentic in appearance. He identified the second-floor deck as the primary design concern and supported efforts to better integrate it into the roofline through treatments such as a parapet or shingled enclosure to reduce its visual prominence. He noted that the Commission had not reached full consensus and directed the applicant to return with revisions addressing the deck, overall simplification, and a stronger relationship between the guest structure and the main house.
- Camp made the motion to Hold for Revisions
- Motion carries unanimously

VIII. NEW BUSINESS 06/09/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Canopache Nom Trust 14798	59 Baxter Rd	Pool hardscape	49/20	Jardins Intl	CP
	• Board: MacLeod (Acting Chair), Thornewill, Camp, Patten and Paul; Alternates: none; Recused: Pohl • The Commission expressed concern about the visual impact of the proposed pool and hardscape improvements at 59 Baxter Road, particularly the long stock-ade fence along the Bluff Walk, which was viewed as out of character and likely to remain visible during winter months when landscaping provides less screening. Members questioned the long-term reliability of plantings alone to conceal the fence and pool area and discussed alternatives to reduce their visibility. Suggestions included shortening the fence by returning it closer to the cottage with a gate, incorporating more naturalistic landscaping so the area reads as a garden, reorienting or reducing the size of the pool to lessen the need for a long fence run, and considering a more open, garden-style fence treatment if fencing is required. While some commissioners felt the pool was largely screened by the existing buildings and could be acceptable with enhanced landscaping, others emphasized the importance of preserving the open character and views along the Bluff Walk. The Commission requested revisions to address the fence design, pool configuration, and overall screening strategy. • Thornewill made the motion to Hold for Revisions • Motion carries unanimously					
2.	Susan Parkin David Barry 14751	2 Cabot Ln Un 1	Addition	30/254.3	EMDA	SW
	• Board: Pohl, MacLeod, Camp, Patten and Thornewill; Alternates: Paul • MacLeod moved to approve the application for 2 Cabot Lane as submitted, with the condition that the east elevation side door be revised to a batten door containing a four-light sash. • Motion carries unanimously					
3.	Robin & Ken Kencel 14750	14 Basset Rd	Fence / gate	26/41	EMDA	SW
	• Board: Pohl, MacLeod, Camp, Paul and Thornewill; Alternates: Patten • The commissioners expressed concerns about the visual impact of the permanent fencing, particularly where it follows the property line and may be visible from the street. Members noted a preference for locating fences away from property boundaries to allow for landscaping and maintenance buffers, and questioned the long-term effectiveness of vegetation as screening, especially during winter months. Additional concerns were raised about temporary fencing remaining in place indefinitely, prompting discussion about establishing a clear removal timeline. They also suggested reorienting temporary gates to be perpendicular to the driveway and emphasized the importance of assessing the proposal in context through a site visit. The Commission requested revisions to pull permanent fencing away from property lines, refine gate and fence layouts, provide a long-term planting strategy, and establish a defined end date for temporary fencing. • MacLeod made the motion to Hold for Revisions and a View • Motion carries unanimously					
4.	Gruber, Brian, Nancy 14754	10 New Ln	New Dwelling	41/401.2	Sophie Metz	RP
	• Board: Pohl, MacLeod, Camp, Thornewill and Patten; Alternates: Paul • The Commission found the proposed design for 10 New Lane to be attractive but agreed that its overall scale and massing were too large for the site and surrounding neighborhood. Members expressed concern that the house occupied nearly the full width					

of the lot and read as a single, monolithic structure, recommending reductions in width and height and encouraging a more telescoped design with stepped-back elements to break up the massing. Commissioners emphasized the need for the building to better reflect the rhythm and character of New Lane, including consideration of more traditional gable- or eave-forward forms, simplified window groupings, and proportions consistent with neighboring homes. Additional concerns were raised regarding the visibility of parking and driveway areas if the house remained full width, with a preference for locating vehicular access to the side or rear where possible. The Commission supported the use of traditional materials and detailing but requested revisions to the massing, siting, and architectural articulation. The application was held for revisions, with the applicant directed to provide a streetscape study, contextual comparisons, and revised design options addressing the Commission's concerns.

- Camp made the motion to Hold for Revisions
- Motion carries unanimously

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|----|---|----------------|--------------|--------|-------------|----|
| 5. | Berkeley Heights LLC 14753 | 6 Berkeley Ave | New Dwelling | 54/150 | Sophie Metz | RP |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Camp, Paul and Patten; Alternates: Thornewill • MacLeod made the motion to approve through Exhibit A • Motion carries unanimously | | | | | |

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| 6. | Shaefer, John 14755 | 54 Lovers Ln | New garage | 79/80 | Luke Thornewill | RP |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Camp, Paul and Patten; Alternates: none; Agent: Thornewill • The Commission expressed concerns that the proposed garage at 54 Lovers Lane appeared overly tall and vertical in relation to the existing main house. Members noted that the steep roof pitch and large dormers contributed to a scale and character that did not relate well to the primary structure, and suggested reducing the roof pitch, lowering the perceived height, and decreasing the size or prominence of the dormers. Commissioners also discussed alternative roof forms, including a salt-box treatment, to better integrate the garage with the main house and soften its vertical appearance. Additional comments focused on the proportions of the garage doors and eave line, with recommendations to reduce their visual dominance. • Camp made the motion to Hold for Revisions • Motion carries unanimously | | | | | |

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| 7. | Leonie White 14800 | 17 Cynthia Ln | Roof top solar | 67/462 | Suncoria LLC | AC |
| | <ul style="list-style-type: none"> • HOLD | | | | | |
| 8. | Vincent Clark 14801 | 4 Hull Ln | Roof top solar | 67/278.1 | Suncoria LLC | AC |
| | <ul style="list-style-type: none"> • HOLD | | | | | |

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|----|--|-------------|-------------------------|-----------|---------------------|----|
| 9. | 4 South Mill LLC 14774 | 4 S Mill St | Main House Fenestration | 55.4.1/59 | Normand Residential | CT |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Camp, Paul and Thornewill; Alternates: Patten • The Commission expressed support for the adaptive reuse of the existing commercial building at 4 South Mill Street but requested refinements to ensure the structure retains its historic industrial character. Members felt the proposed west elevation, including the formal entry treatment and highly regularized window pattern, appeared overly residential and diminished the building's utilitarian nature. Concerns were also raised regarding repetitive window groupings and the need for a clearer hierarchy and rhythm in the fenestration. Commissioners encouraged a stronger architectural distinction between the original building and the addition, suggesting more substantial treatments than a single corner board, such as changes in cladding, texture, projection, or detailing. The Commission emphasized preserving the building's working character through appropriate entry, trim, and material choices, while making it suitable for residential use. The applicant was asked to return with revised drawings addressing the west elevation, window configurations, entry details, and the transition between the original structure and the addition. • MacLeod made the motion to Hold for Revision and a window survey • Motion carries unanimously | | | | | |

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|-----|--|-------------|----------------|-----------|---------------------|----|
| 10. | 4 South Mill LLC 14773 | 4 S Mill St | Garage re-site | 55.4.1/59 | Normand Residential | CT |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Camp, Paul and Thornewill; Alternates: Patten • Camp made the motion to approve through Exhibit A • Motion carries unanimously | | | | | |

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|-----|---|-------------|------------|-----------|---------------|----|
| 11. | Ainslie 14772 | 9 Howard St | Alteration | 42.3.3/54 | Mike Freedman | CT |
| | <ul style="list-style-type: none"> • Board: Pohl, MacLeod, Camp, Thornewill and Patten; Alternates: Paul • The Commission reviewed a request to remove and shingle over an existing Greek Revival-style doorway and façade element on the east/southeast elevation of 9 Howard Street. Preservation Planner Holly Backus noted that the house is historically significant and raised concerns that the doorway may be an important historic feature warranting further research before removal. While the applicant stated that the element is largely obscured by vegetation and in deteriorated condition, commissioners emphasized that limited visibility does not diminish potential historic significance. The Commission requested | | | | | |

additional documentation, including historic research, photographic evidence, and measured elevations, to better understand the age and importance of the feature. Commissioners also discussed the possibility of salvaging and reusing the doorway trim elsewhere on the building if removal is ultimately approved. The application was continued pending submission of additional information and a clearer proposal for treatment of the affected elevation.

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|-----|---|--------------------|---------------|------------|---------------|----|
| 12. | Amanda McGovern 14790 | 26 Lincoln St Sias | Hardscape | 73.4.2/132 | Rob Anderson | AC |
| | <ul style="list-style-type: none"> Board: Pohl, MacLeod, Camp, Paul and Patten; Alternates: Thornewill The Commission expressed concerns regarding the proposed hardscape improvements at 26 Lincoln Street, particularly the scale and visibility of the picket fence and pergola. Members felt that a five-foot picket fence mounted atop the existing stone wall would appear excessively tall and out of character, and that the proposed pergola would create an overly prominent and ornamental feature at the driveway entrance. Commissioners recommended softer and less conspicuous solutions, including the use of landscaping, hedges, or concealed fencing, and suggested relocating the fence off the stone wall and into the planting area. Concerns were also raised about the visual impact of white-painted fencing and the overall harshness created by the combined wall, fence, and pergola elements. The Commission requested revised plans with detailed dimensions, sections, gate locations, material specifications, and a clearer illustration of how the fence, pergola, and landscaping would relate to one another and the existing site conditions. MacLeod made a motion to hold for revisions and more information Motion carries unanimously | | | | | |
| 13. | 5 Martins LLC 14799 | 5 Martins Ln | Addition/Deck | 42.3.2/123 | Emeritus, LTD | AM |
| | <ul style="list-style-type: none"> Board: Pohl, MacLeod, Camp, Paul and Thornewill; Alternates: Patten The Commission expressed concerns that the proposed addition at 5 Martins Lane appeared overly tall and vertical in relation to the existing house. Members felt that the steep roof pitch and large dormers contributed to excessive height and massing, and recommended reducing the roof pitch, lowering the eave or ridge line, and decreasing the size or prominence of the dormers. Commissioners also noted that the addition did not sufficiently relate to the character of the main house and encouraged revisions to the roof form and massing, including consideration of a salt-box treatment or lower eave line to better integrate the structures. Additional comments focused on improving the proportions of doors and adjacent architectural elements and ensuring that the deck is incorporated into the overall design so it does not appear as a separate or overly prominent feature MacLeod made the motion to Hold for Revisions Motion carries unanimously | | | | | |
| 14. | NIR LLC 14802 | 4 Sea St Lot 13 | New Dwelling | 42.4.2/3.7 | Emeritus, LTD | AM |
| | <ul style="list-style-type: none"> Board: Pohl, MacLeod, Camp, Thornewill and Patten; Alternates: Paul The Commission expressed concerns that the proposed design for 4 Sea Street was overly complex and ornate in comparison to the simpler neighboring buildings and overall character of the streetscape. While members found the design attractive, they felt the massing, particularly the combination of multiple forward-facing gables connected by a narrow linking element, resulted in a composition that was overly complicated and lacked clear precedent in the surrounding area. Commissioners encouraged simplifying the massing by reducing the number of prominent gables and breaking the structure into more modest, articulated volumes. Concerns were also raised regarding the level of decorative detailing, including brackets, flares, and other ornamental features, which were viewed as more elaborate than the context warranted. The Commission requested a streetscape study showing the proposal in relation to adjacent properties, along with revised design options that simplify the massing, reduce ornamentation, and demonstrate a stronger relationship to the scale, rhythm, and character of the surrounding neighborhood. Camp made the motion to Hold for Revisions Motion carries unanimously | | | | | |
| 15. | NIR LLC 14795 | 6 Sea St Lot 12 | New Dwelling | 42.4.2/3.6 | Emeritus, LTD | AM |
| | <ul style="list-style-type: none"> Board: Pohl, MacLeod, Camp, Paul and Patten; Alternates: Thornewill, Welch The Commission generally supported the design and found the overall proportions and architectural character to be successful. However, members expressed concerns that the third-floor shed dormers and roof walk were too large and contributed to an overly tall and vertical appearance. Commissioners recommended reducing the size and prominence of the dormers, narrowing the roof walk, and simplifying portions of the roofscape. Additional comments focused on reducing architectural complexity, including simplifying pediments, porch roof articulations, and shingle flares. Members also suggested enlarging certain second-floor windows to reduce the perceived height of the structure and refining the porch, balcony, and window arrangements to create a more balanced and cohesive design. Overall, the Commission encouraged revisions that would simplify the upper-story elements while maintaining the strengths of the overall design. MacLeod made the motion to Hold for Revisions Motion carries unanimously | | | | | |

Approved HDC Minutes June 9, 2026; adopted June 23, 2026

- **Board: Pohl, MacLeod, Camp, Patten and Paul; Alternates: none**
- **MacLeod made the motion to approve minutes for May 19 and May 26 Minutes**
- **Motion carries unanimously**

- **Board: Pohl, MacLeod, Camp, Patten and Paul; Alternates: none**
- **MacLeod made the motion to adjourn at 8:05pm**
- **Motion carries unanimously**