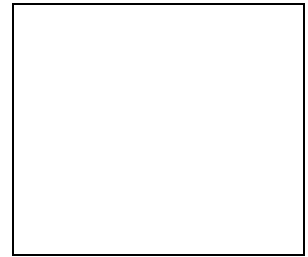




HISTORIC DISTRICT COMMISSION
Minutes July 7, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
New Business



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

Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul

Staff: Cathy Flynn, Holly Backus and Fiona Johnson

In person: MacLeod, Oliver, Patten and Camp
Zoom: Pohl, Welch, Paul and Thornewill
Late arrivals: Campy at 4:05pm; Paul at 5:31pm
Early departures: Welch at 6:17pm; Pohl at 6:33pm

Meeting called to order at 4:00pm by Angus MacLeod
Board: Pohl, Welch, MacLeod, Oliver and Camp
Oliver made the motion to approve the agenda
Motion carries unanimously

I. COMMISSIONER COMMENTS

- Oliver requested to add pizza as one of the Organizational Meeting topics.

II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1. Sunshine Daydream LLC 14924	5 Huckleberry Ln	Demo/move off garage	32/61	MCA	VO
2. Sunshine Daydream LLC 14925	5 Huckleberry Ln	New garage	32/61	MCA+	VO
3. Sunshine Daydream LLC 14922	5 Huckleberry Ln	Demo/move off shed	32/61	MCA+	VO
4. Sunshine Daydream LLC 14923	5 Huckleberry Ln	Demo cabana	32/61	MCA+	VO
5. Sunshine Daydream LLC 14926	5 Huckleberry Ln	New cabana	32/61	MCA+	VO
6. Jay Hegenbart 14890	6 Walsh St	Trash enclosure	42.4.1/84	NAG	AM
7. Jay Hegenbart 14889	6 Walsh St	Fence/gate	42.4.1/84	NAG	AM
8. 33 Cliff Rd LLC 14911	33 Cliff Rd	Hardscape ODK	42.4.4/5	Miroslava L+D	JP
9. Sand Paws Salt Kiss LLC 14909	3A Pochick	Rev. 14257; re-site cabana	80/102	Brook Meerbergen	JP
10. Nantucket Land Bank 14929	159 Hummock Pond	Garage	65/28	SMRT	JP
11. T. Sullivan Tr 14891	14 Tautemo Wy	Rev. 12029; Pergola	83/13	Miroslava L+D	CP
12. Nester, Brian & Tina 14892	4E Lincoln Ave	Hardscape	42.4.1/49	Ridgevale Development	CP
13. Rogers, Gary 14896	4 Shawkemo Hills Ln	Fenestration/dormer	27/39	JB Studio	CP
14. Strang, Ernie 14898	10 Industry Rd	Storage container #1	69/294	SM Roethke Design	CP
15. Strang, Ernie 14899	10 Industry Rd	Storage container #2	69/294	SM Roethke Design	CP
16. 19 Newton RT 14906	19 Newtown Rd	Replace one window	55/74	Val Oliver Design	CP
17. Joe & Sarah Minella 14900	5 Gingy Ln	Rev. 14319; doors	41/852	Robert Newman	CT
18. John & Holly Faulkner 14875	17 Ahab Dr	Additions	82/95	Val Oliver Design	SW
19. Wilner Sheila Trst 14878	16 Codfish Pk	Rev. 12749; arbor ntw	73.2.4/11	Gerardo Nolasco	SW
20. 5 Rose Bud LLC 14879	5 Rose Bud Ln	Rev. 14020; stair/fenestration	68/783.1	Normand Residential	SW
21. NIR LLC 14881	4 White Elephant Wy	Rev. 14655; Add window	42.4.2/3	Emeritus, LTD	SW
22. Nant. Conserv. Found. 14919	220 Milestone Rd	Farmhouse	51/1	Gryphon Architects	RP
23. Nant. Conserv Found. 14920	220 Milestone Rd	Garden house	51/1	Gryphon Architects	RP
24. Nantucket Ld Bank 14866	160 Hummock Pond Rd	Walk-in cooler	65/13.2	Eat Fire Farm	AC
25. ACKREIT1865 14869	9A Hinsdale Rd	Rooftop Solar	68/776.1	SunWind	AC

26. ACKREIT3 14868

9C Hinsdale Rd

Rooftop Solar

68/776.2

SunWind

AC

- **Board: MacLeod (Acting Chair), Pohl, Thornewill, Patten; Alternates: none; Recused: Oliver, Welch**
- **Motion to approve consents #1 - #11, and #13 - #26 holding #13 – 4E Lincoln Hardscape for board review made by Connie.**
- **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>	
1.	Jessica Torre 14897	53 Miacomet Ave	Fence	67/90	Self	VO
	• Due to lack of visibility. Must be inside property line a minimum of 2'.					
2.	Nan Land Water Coun 14888	19 Cato Ln	Rooftop Solar	55/22	ACK Smart	VO
	• When the roof gets re-shingled, it must be black.					
3.	Sunshine Daydream LLC 14927	5 Huckleberry Ln	MH add reno	32/61	MCA+	VO
	• Drop addition off main ridge 6"-8" to break 73' length ridge.					
4.	3 Sherburne Way Nom 14916	3 Sherburne Way	Rev. 14012; MH	30/39	Botticelli & Pohl	VO
	• Roof walk skirting to remain natural to weather.					
5.	Fox Ack LLC 14883	16 Coffin St	New Shed	73.4.1/20	Botticelli & Pohl	AM
	• Add 6/6 DH (windowpane size to match picture windows) centered under West gable with trellis covering the rest of the wall.					
6.	Sand Paws Salt Kiss LLC 14910	3A Pochick	Rev. 14260; re-site pool	80/102	Brook Meerbergen	JP
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
7.	ARIADNE LLC 14871	1 Chadwick Ct	Pool	27/34.2	Jardins Intl	SW
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	Jr Steele LLC 14893	13 Washing Pond Rd	MH Reno	40/121	MCA+	CT
	• Due to limited visibility and appropriate changes.					
9.	Jr Steele LLC 14895	13 Washing Pond Rd	Garage Reno	40/121	MCA+	CT
	• Reducing the double windows at the second floor to a size smaller; 2' 9" x 4' 9".					
10.	Jr Steele LLC 14894	13 Washing Pond Rd	Pool Reno	40/121	MCA+	CT
	• Due to limited visibility.					
11.	Limit Liability Co 14901	15 Skyline Dr	Solar Canopy	79/136	Sunwind	CT
	• Solar canopy must not be visible at time of inspection and in perpetuity.					
12.	Anna & Dan Mooney 14907	171 Orange St	Studio/gym	55/292	Val Oliver Design	CT
	• Due to limited visibility.					
13.	Anna & Dan Mooney 14908	171 Orange St	Downsize pool fence	55/292	Val Oliver Design	CT
	• Pool must not be visible at time of inspection and in perpetuity. No grade change from existing or as noted on the application.					

- **Board: MacLeod (Acting Chair), Welch, Thornewill, Patten; Alternates: none; Recused: Oliver, Pohl**
- **Motion to approve consent with conditions made by Connie.**
- **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.	VTT Mgt 14816	34 Center St	OB- Projecting sign- On a Whim	42.3.1/120	Brenner Signs
	• Sign Advisory Council recommends approving Option A with a 36" bracket.				

- **Board: MacLeod (Acting Chair), Pohl, Oliver, Welch, Thornewill; Alternates: Patten**
- **Motion to accept the Sign Advisory Council's recommendations made by Stephen.**
- **Carries unanimously.**

V. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- No discussion.

VI. NEW BUSINESS 06/23/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	Seven Dials Nant LLC 14846	25 Nobadeer Ave	New Dwelling	80/14	Shelter 7	AM
	• Board: MacLeod, (Acting Chair), Welch, Pohl, Oliver, Camp; Alternates: Thornewill, Patten					
	• Motion to approve as submitted made by Val.					
	• Carries 4-1 (Stephen- nay).					

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2. Seven Dials Nant LLC 14859 25 Nobadeer Ave New Shed 80/14 Shelter 7 AM
- **Board: MacLeod (Acting Chair), Welch, Pohl, Oliver, Camp; Alternates: Thornewill, Patten**
 - **Motion to approve as submitted by Ray.**
 - **Carries 4-1 (Stephen- nay).**

VII. NEW BUSINESS 07/07/2026

- | | <u>Property owner name</u> | <u>Street Address</u> | <u>Scope of work</u> | <u>Map/Parcel</u> | <u>Agent</u> | |
|----|--|-----------------------|----------------------|-------------------|--------------|----|
| 1. | B'Whale, LLC 14867 | 38 Lovers Ln | Fence/Gate Hardscape | 79/987 | Self | AC |
| | <ul style="list-style-type: none"> • Board: MacLeod (Acting Chair), Pohl, Oliver, Camp, Welch; Alternates: Thornewill, Patten • Motion to approve through Exhibit A moving gate (simple wood posts, no cap, natural to weather) back 10' from proposed, adding indigenous species like pines, cedars made by Abby. • Carries 4-1 (Val- nay) | | | | | |
| 2. | Garret Roberts 14870 | 1 S Mill St | As-Built Driveway | 55.4.1/61 | Self | AC |
| | <ul style="list-style-type: none"> • Hold for representation | | | | | |
| 3. | Town Nantucket 14884 | 39 Washington St | Demo/move dwelling | 42.2.3/34 | SMRT | AM |
| | <ul style="list-style-type: none"> • Board: MacLeod (Acting Chair), Camp, Oliver, Pohl, Patten; Alternates: Thornewill; Recused: Welch • Discussion: Preservation Planner Holly Backus argues that the town-owned building is a contributing historic resource within the local and national historic district and should be preserved rather than demolished. Staff recommend rehabilitating it using the town's resilient historic design guidelines, developed with FEMA and the National Park Service, and suggest that the town should lead by example in protecting its historic resources. The speaker notes that the town is already surveying its historic properties, making the building potentially eligible for Massachusetts Historic Commission preservation funding. Staff proposed adapting the structure for a new use, such as a pump station, which could allow the existing building to remain while avoiding some of the stricter flood elevation requirements that would apply to new construction in the AE flood zone. They concluded by asking the town to clarify its long-term intentions for the property and state that, if preservation is not feasible, they would support move-off only. • Dwayne Jones, 54 Washington Street, opposes the demolition application, arguing that its justification based on projected coastal sea level rise is unreasonable and sets a dangerous precedent. Although they state they do not particularly like the building, they object to using sea level rise as the reason for demolition, especially when the town is investing millions of dollars to replace another building located even closer to the shoreline. Drawing on their experience attending coastal resiliency and harbor-related meetings, the speaker expresses skepticism about sea level rise projections and argues that approving this application would give officials greater authority to justify future demolitions on similar grounds. They urge the board to vote against the application, adding that if the building were instead deemed structurally unsound or condemned due to its physical condition, that would be a different matter. relocating the building rather than demolishing it. • Kevin Manuel, a project manager in the Town Administration Office, explained the town's current thinking regarding the property's future if the building is demolished. He stated that a pump station is one of the leading potential uses for the site, although no timeline has been established. In the near term, the town would like to use the lot as a staging area to support construction of the new Harbormaster building and other projects at Francis Street Beach and the nearby municipal parking lot. Emanuel also noted that the building has not been used for housing for some time, and that employee housing functions previously associated with the property are being relocated to new facilities on Waitt Drive. He added that Town Administration believes converting the building back into housing, such as for a department head, would be prohibitively expensive given its current condition. • Board Members: Board members expressed broad opposition to demolishing or relocating the historic building, emphasizing its significance and the benefits of preserving it in place. Ray noted that retaining the building with a historic designation could allow it to remain at its current elevation, whereas any replacement structure would have to comply with current FEMA flood elevation requirements, resulting in a much taller and more imposing building. Connie acknowledged that the building has been neglected and fallen into disrepair but argued that this deterioration was unfortunate and supported renovation rather than demolition, adding that the site should not become a staging area for new construction on Washington Street. Another board member agreed that the building is a historic resource within the period of significance, stated that its deterioration resulted from owner neglect, opposed demolition, and concluded that rehabilitating the building—even for a nonresidential use—would have less impact on the streetscape than constructing a new building that would have to meet current FEMA standards. • Motion to hold for more information and revisions made by Abby. • Carries unanimously. | | | | | |
| 4. | Town Nantucket 14885 | 39 Washington St | Demo/move shed | 42.2.3/34 | SMRT | AM |
| | <ul style="list-style-type: none"> • Board: MacLeod (Acting Chair), Camp, Oliver, Pohl, Patten; Alternates: Thornewill; Recused: Welch • Discussion: Preservation Planner Holly Backus although an HDC survey was not included in the application materials, they located an older survey from 1989 that classified the building as non-contributing. She explained that this designation reflected the survey's age and was one of the reasons the surveys are currently being updated. She also pointed out that the building appears on the 1938 aerial | | | | | |

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photograph, just as the adjacent house does, and offered this information to provide additional historical context for the board's consideration.

- **Board Members:** Board members expressed unanimous opposition to demolishing the building, emphasizing its importance to the historic character of the neighborhood. Abby noted that many similar fishing shacks in the area have already been lost and argued that, although the building is simple and might appear insignificant, it helps define the streetscape and reflects the area's history as a working waterfront community. She stated that demolishing it would further erode that historic character and therefore oppose demolition. Ray, Connie, and Val each agreed with Abby's comments, with one member adding that the building contributes both to the streetscape and to the neighborhood's overall historic significance.
- **Motion to hold for revisions made by Val.**
- **Carries unanimously.**

- Town Nantucket **14886** **45 Okorwaw Ave** Demo/move dwelling 79/149 SMRT AM

 - **Board: MacLeod (Acting Chair), Camp, Oliver, Pohl, Patten; Alternates: Thornewill; Recused: Welch**
 - Discussion: Preservation Planner Holly Backus: The building was identified as a historic resource, dating to circa 1900 based on its appearance on early plans, although records suggest it may itself have been moved prior to its current location. The structure had previously received approval from the Historic District Commission to be relocated and adaptively reused as lifeguard housing. Preservation Planner Holly Backus did not support demolition and recommended that the Town pursue rehabilitation and adaptive reuse options instead. She also suggested considering how the historic structure could be incorporated into any future housing plan for the site. Before making a demolition decision, she recommended further evaluation through the ongoing town-wide historic survey, which is being conducted by contracted architectural historians, and consideration of potential funding assistance through the Massachusetts Historical Commission Preservation Projects Fund.
 - **Board Members:** Several Commissioners expressed strong opposition to demolishing the building, citing concerns about the loss of a historic resource and the impact on neighborhood character. They noted that the structure retains recognizable historic features, including overhanging eaves and farmhouse/Victorian-era detailing, and was viewed as a strong candidate for renovation rather than removal. Commissioners emphasized that the building reflects the traditional housing character of the area and should be preserved, upgraded, and adaptively reused. Concerns were also raised regarding consistency with the Town's stated housing goals. Val Oliver, Connie Patten, and others pointed out that the Town has repeatedly identified a housing shortage and recently approved significant housing-related appropriations at Town Meeting, making the demolition of existing, usable town-owned housing stock inconsistent with those priorities. Members expressed concern that it would be a missed opportunity to discard a viable structure that could support staff housing or contribute to broader housing solutions. Commissioners also discussed the broader policy implications, warning that the Town should not set a precedent of demolishing historic municipal properties rather than pursuing rehabilitation. Finally, members highlighted the building's positive contribution to the streetscape, noting that new construction would likely need to be taller and more elevated to meet current code requirements, resulting in a greater visual impact, while retaining and renovating the existing structure would better preserve the scale and character of the neighborhood.
 - **Motion to hold for revisions made by Abby.**
 - **Carries unanimously.**
- Timothy Miner **14887** 12 S Valley Rd **VIEW** As-built deer fence/ gate 43/139 Self VO

 - **Board: MacLeod (Acting Chair), Pohl, Camp, Oliver, Thornewill; Alternates: Patten; Recused: Welch**
 - Discussion: Commissioners reviewed the fence and gate application with discussion focused on visibility, location, screening, and the accuracy of the submitted plans. Val who had placed the item on her consent list and visited the site, reported that most of the fence is not visible due to existing vegetation, with the only notable concern being the area immediately to the right of the gate where vegetation is sparse. She indicated that she was satisfied once the owner committed to replanting and restoring vegetation along that exposed section. Abby emphasized the importance of ensuring that the plan accurately depicts the fence location in relation to the property lines. Ray stated that after receiving confirmation that the fence was located off the property line and remained largely screened, he had no significant concerns. Carrie supported approval but requested that any potential as-built fence be limited to the gate rather than the fence, noting that the fence had existed for years and that the primary recent alteration involved raising its height. Angus stressed the importance of not assuming work is exempt from review and requested either a revised or staff-verified site plan showing the actual setback and screening conditions. He also recommended a condition requiring continued maintenance of vegetative screening, particularly in areas where the fence remains visible.
 - **Motion to approve in its existing location and adding vegetation as noted on the site plan and that the fence remain screened in perpetuity with indigenous plants and trees made by Val.**
 - **Carries unanimously.**
- Ranke, Sarah **14902** 7 Miacomet Ave New Dwelling 67/217 Reid Yenor CT

 - **Board: MacLeod (Acting Chair), Camp, Pohl, Welch, Thornewill; Alternates: Patten; Recused: Oliver**
 - **Motion to approve as submitted made by Stephen.**
 - **Carries unanimously.**

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8. Ranke, Sarah **14903** 7 Miacomet Ave ADU 67/217 Reid Yenor CT
 - **Board: MacLeod (Acting Chair), Camp, Pohl, Welch, Thornewill; Alternates: Patten; Alternates: Oliver**
 - **Motion to approve as submitted made by Stephen.**
 - **Carries unanimously.**
9. TON Airport **14905** **14 Airport Rd** Addition 78/1 Fennick McCredie Architecture JP
 - **Board: MacLeod (Acting Chair), Pohl, Welch, Oliver, Paul; Alternates: Camp, Thornewill, Patten**
 - Discussion: The Commission was broadly supportive of the 14 Airport Road terminal addition, finding it to be a well-designed, context-appropriate improvement over the existing tent structure. Preservation Planner Holly Backus supported the overall approach, with only a minor suggestion to consider reducing the size of the transom/clerestory windows. Commissioners agreed that the massing, gabled forms and use of traditional design elements were appropriate. The only significant concern was an irregular airside gable detail that created an unusual visual break. The applicant explained that the design was required by aircraft safety clearance constraints and would have limited visibility. The Commission approved the project through staff review, with final review by the Chair or Vice Chair to address the gable detail if feasible within operational requirements.
 - **Motion to approve through staff with final review with Chair or Vice Chair due to obstructed view made by Stephen.**
 - **Carries unanimously.**
10. Rosen, Robert **14904** **36B Lily St** Pergola 42.4.3/94 William Sulots JP
 - **Board: MacLeod (Acting Chair), Pohl, Welch, Camp, Oliver; Alternates: Thornewill, Patten, Paul**
 - Discussion: The Commission was generally supportive of a pergola in concept but expressed concerns that the proposed design was too contemporary and oversized for the historic district. Preservation Planner Holly Backus noted that the contributing property abuts Lily Pond/Land Bank Park and is visible from the public viewshed, making the design and visibility especially important. She recommended replacing the white finish with natural-to-weather wood, using more traditional Nantucket pergola proportions and detailing, and providing additional documentation showing the structure's visibility from Lily Pond. Commissioners agreed that the current design was too bulky and modern and requested a more traditional design approach along with a better understanding of its visual impact within the surrounding landscape.
 - **Motion to hold for a view and a mock-up made by Stephen.**
 - **Carries unanimously.**
11. Davis Realty Trust **14912** 45 Wauwinet Rd Game Court 14?27 Tim Trudel JP
 - **Board: MacLeod (Acting Chair), Camp, Pohl, Oliver, Welch; Alternates: Thornewill, Patten, Paul**
 - **Motion to approve as submitted made by Stephen.**
 - **Carries unanimously.**
12. Nant. Conserv. Found. **14918** **220 Milestone Rd** Barn 51/1 Gryphon Architects RP
 - **Board: MacLeod (Acting Chair), Camp, Pohl, Oliver, Welch; Alternates: Thornewill, Patten, Paul**
 - Discussion: Preservation Planner Holly Backus noted that the project is located within the context of the historic cranberry bogs, which represent an important cultural landscape. She expressed concern that the proposed building appeared too boxy and generic, reading more like a conventional duplex rather than a structure reflective of the agricultural setting. She recommended revising the design to better resemble a traditional barn adapted for residential use, with improvements to the fenestration, proportions, and overall massing to create a form more compatible with the historic character of the area.
 - The Commission discussed the design of the proposed cranberry bog buildings and focused primarily on making the structures better reflect the historic agricultural character of the site. Ray noted that the design was the only one of the three bog buildings he removed from consent review, citing concerns that the decorative cupolas appeared more like small roof elements than true functional cupolas and that the overall form, siding, and fenestration read more like a suburban duplex than a traditional barn. Abby agreed that the building should appear as a barn first and a duplex second, suggesting a steeper roof pitch, more proportional or functional cupolas if retained, and a design that avoids the appearance of two separate townhouse units. Val and Angus similarly supported simplifying the design to reduce the duplex appearance, with suggestions such as intersecting gables, adjusting roof forms, lowering eaves, and creating a more continuous shed-roof element. Stephen noted that the buildings have very limited visibility due to the surrounding landscape and represent a significant improvement over the existing metal structures but agreed that some obvious design elements should be refined. The applicant explained that the cupolas were decorative only and agreed to remove them if desired, as well as combine the two separate front door roof elements into one continuous porch roof to create a more cohesive barn-like appearance. Overall, the Commission supported the project but requested design revisions to strengthen the agricultural character and reduce the impression of a modern duplex.
 - **Motion to approve through Exhibit A with no cupola, unify the porch over the doors and due to lack of visibility made by Val.**
 - **Carries unanimously.**

13.	Boyers Way LLC 14921	1 Boyers Alley Way	Addition Duplex	55.4.1/211	Gryphon Architects	RP
	Board: MacLeod (Acting Chair), Camp, Pohl, Oliver, Patten; Alternates: Thornewill, Paul - Discussion: Preservation Planner Holly Backus -The building is a historically significant Perry-owned rental cottage and a contributing historic resource; the addition should read as a clearly identifiable additive mass with traditional Nantucket proportions. Raise window heads into the eaves, simplify and reduce the number of windows, and use wood TDL or SDL windows instead of composite windows. Revise the plans to show the addition's square footage and provide redlined drawings identifying any demolition or alterations to the existing duplex wall. - The Commissioners generally agreed that the proposed addition is too large in scale and massing for its historic context. Abby, Ray and Connie felt the approximately 29.6-foot-tall main mass overwhelms the existing one-story cottage and is out of scale with the surrounding neighborhood, although Abby appreciated retaining the long, low structure along Boyers Alley as being compatible with the area's character. Val questioned how the proposed addition functions as the front of the house, noting the lack of a clear driveway or pedestrian approach and suggesting further consideration of the arrival sequence. Angus also expressed concern that the nearly 30-foot-tall addition would appear too prominent behind the one-story houses on Pleasant Street and felt the proposal does not clearly establish whether it is intended to read as a rear house, an alley house, or a building related to Pleasant Street, he supported staff's recommendations to simplify the fenestration, improve window proportions, and use wood windows. Motion to hold for revisions made by Abby. Carries unanimously.					
14.	NISHA Inc 14917	1 Evergreen Wy	Rev. 11518; fence	68/727	Jardins Intl	RP
	Board: MacLeod (Acting Chair), Oliver, Camp, Paul, Thornewill; Alternates: Patten - Discussion: The Board's primary concern was the proposed 570-foot-long, 6-foot-high solid board fence, which they felt would create an overly long and visually dominant barrier along the property line, particularly from Evergreen Way and Old South Road. Members agreed the fence should be softened with landscaping by moving it away from the property line to allow for shrubs, vines or other plantings, especially along the eastern edge and the rear property line adjacent to residential neighbors. Several members also recommended starting the fence farther back from Evergreen Way, where the parking area begins, so vegetation rather than fencing defines the street edge. Abby encouraged breaking up the continuous fence with alternative fencing styles and landscaping to reduce its visual impact. In response, the applicant confirmed the east-side fence already begins back from Evergreen Way, expressed willingness to move the rear fence inward to accommodate planting, and agreed to explore shortening portions of the fence and enhancing landscaping, particularly near the street-facing end. Motion to hold for revisions made by Abby. Carries unanimously.					
15.	Beam & Beagle LLC 14914	21 India St	Hist Determination	42.4.2/21	Emeritus, LTD	RP
	Track with MH addition application					
16.	Beam & Beagle LLC 14915	21 India St	Garage ADU	42.4.2/21	Emeritus, LTD	RP
	Board: MacLeod (Acting Chair), Oliver, Camp, Patten, Thornewill; Alternates: Paul - Discussion: Preservation Planner Holly Backus noted the proposal was recognized as infill within the core Old Historic District. She recommended a simpler, more traditional design with six-over-six wood windows (TDL or high-quality SDL), no French doors or modern pent roofs and dormers that comply with <i>Building with Nantucket in Mind</i>, including proper meeting rail alignment and eave setbacks. - The Commissioners generally supported the concept of a carriage house but encouraged a more historically appropriate and simplified design. Abby appreciated the overall character and proportions but recommended more traditional garage door detailing and a simpler board-and-batten entry door while retaining the shutters. Carrie questioned whether a two-story garage with living space above was appropriate so close to the street in the core historic district and wanted to better understand nearby precedents. Val suggested replacing cottage corners with corner boards, removing the modern-looking pent roof over the entry door and simplifying the fenestration with window heads aligned to the eaves. Connie agreed that removing the small entry roof would create a cleaner façade. Angus felt the building lacked a clear identity, reading simultaneously as a house, garage and apartment and encouraged a design that more clearly expressed a traditional barn or garage with modest living space above. He recommended simplifying the Hussey Street façade, reducing fenestration, lowering the front eave if appropriate, and emphasizing a straightforward, utilitarian outbuilding character. Motion to hold for revisions made by Abby. Carries unanimously.					
17.	James Shannon Broder 14913	300 Madaket Rd	Rev. 11729; MH	60.2.1/70	Emeritus, LTD	RP
	Hold					

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Board: MacLeod (Acting Chair), Patten, Oliver, Camp, Paul; Alternates: Thornewill
Oliver made the motion to adjourn at 6:56pm
Motion carries unanimously.