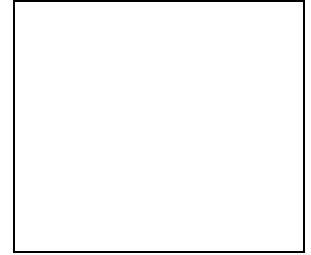




HISTORIC DISTRICT COMMISSION
Minutes July 14, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



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

Meeting called at 4:00pm by Angus MacLeod
Welch made the motion to approve the agenda
Motion carries unanimously
In person: MacLeod, Oliver, Welch, Camp and Patten
Zoom: Pohl, Paul and Thornewill
Late arrivals: Camp at 5:24pm
Early departures: Welch at 5:12pm

I. COMMISSIONER COMMENTS

- Welch requested follow-up discussion on the definition of "demolition" and how other communities address findings and enforcement, with the goal of developing legally defensible HDC policies and procedures to better protect historic resources. Commissioners were also reminded to provide Staff with their preferred dates, times, and discussion topics for the upcoming organizational meeting.

II. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kimberly Kozlowski 14930	45 Main St	Hanging sign	42.3.1/207	Michael Caffrey
	• Sign Advisory Council recommends holding for revisions.				
2.	Nant Garden Club 14941	Multiple Locations	Temporary sign	N/A	Debbie Thomas
	• Sign Advisory Council recommends approval.				
3.	NHA 14938	15 Broad St	Projecting Sign	42.4.2/6	Jule Hall
	• Sign Advisory Council recommends approval.				
4.	CLACK, LLC 14944	33 Main St	Rev. 14336; TWP	42.3.1/211	Sign Here Nantucket
	• Sign Advisory Council recommends approval pending result of existing violation.				
	• Board: MacLeod (Acting Chair), Welch, Camp, Oliver and Pohl; Alternates: Patten, Paul, Thornewill				
	• Welch made the motion to adopt the Sign Advisory Councils' recommendations				
	• Motion carries unanimously				

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Preservation Planner Holly Backus noted that she had provided written comments on each application before the Commission, with more detailed comments for projects involving multiple items, and stated that she would be available during the meeting to discuss her recommendations.

IV. OLD BUSINESS 07/14/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	4 S. Mill, LLC 14774	4 S Mill St	Fenestration changes	55.4.1/59	Normand Residential
	• Commissioners: Pohl (Acting Chair), Camp, MacLeod, Thornewill, Paul; Alternates: Patten				
	• Thornewill made the motion to approve as revised with the door to stay "as-is".				
	• Motion carries unanimously.				

2.	Ellis 10849	14 New Mill St VIEW	Window replacement	55.4.4/72	Scott Chase
- Commissioners: Welch, Pohl, MacLeod, Thornewill, Patten; Alternates: none - The Commission expressed concern that the proposed replacement windows did not adequately replicate the character and detailing of the existing historic windows. Members questioned the need for replacement, noting the existing windows appeared generally repairable, and emphasized preservation where feasible. The board requested a revised mock-up with more traditional proportions, including narrower casing, appropriate sash reveal, slimmer sill dimensions, and a design that more closely matches the existing historic windows, likely with a six-over-six configuration. - Pohl made a motion to hold for additional presentation/review and request a revised mockup with adjusted proportions/details. - Motion carries unanimously.					
3.	3 Pops Ln Holding 12897	3 Pops Ln	Pool	60.2.4/64.1	MCA+
- Commissioners: Pohl (Acting Chair), Oliver, Camp, MacLeod, Patten; Alternates: Thornewill, Paul - No representation.					
4.	28 Lily St LLC 14331	28 Lily St	Garage addition	42.4.3/9	Design Assoc
- Commissioners: MacLeod (Acting Chair), Oliver, Patten, Paul; Alternates: none - Oliver made the motion to approve with the South dormer split in two like previous submission. - Motion carries 3-1 (MacLeod- nay).					
5.	NIR LLC 14844	2 Sea St	New Dwelling	42.4.2/38	Emeritus, LTD
- Commissioners: Pohl, MacLeod, Camp, Oliver, Welch; Alternates: Thornewill, Patten, Paul - Oliver made the motion to approve with no gable on the dormer on the South. - Motion carries 3-2 (MacLeod, Camp- nay).					
6.	Beam & Beagle LLC 14444	21 India St	Additions and Alterations	42.3.4/21	Emeritus, LTD
- Commissioners: Pohl, MacLeod, Oliver, Thornewill, Paul; Alternates: none - Paul made the motion to approve of the conditions that historic documentation/information provided to Staff and updating the COA as needed. - Motion carries 4-1 (MacLeod- nay).					
7.	Beam & Beagle LLC 14914	21 India St	Historic Determination	42.3.4/21	Emeritus, LTD
- Commissioners: Pohl, MacLeod, Oliver, Thornewill, Paul; Alternates: none - MacLeod made the motion to approve- finding the structure will retain its historic character after proposed work, with Staff to include that language in the pending letter. - Motion carries unanimously.					
8.	Gordon Russell 14799	5 Martins Ln	Addition/Deck	42.3.2/132	Emeritus, LTD
- Commissioners: Pohl, MacLeod, Camp, Thornewill, Paul; Alternates: Patten - MacLeod made the motion to approve with the West (shed) dormer shall be set back one foot, kick panels added to the French doors and review the Certificate of Appropriateness. - Motion carries unanimously.					
- Board: MacLeod (Acting Chair), Pohl, Camp, Patten, Paul; Alternates: Thornewill - Patten made the motion to approve minutes from June 16, 2026; June 23, 2026. - Motion carries unanimously.					
- Board: MacLeod (Acting Chair), Pohl, Camp, Paul, Patten; Alternates: Thornewill - Camp made the motion to adjourn at 5:21pm. - Motion carries unanimously.					