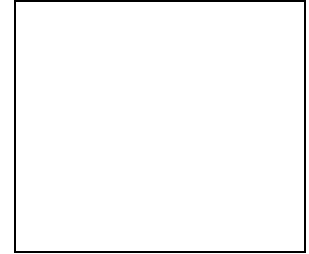




HISTORIC DISTRICT COMMISSION
Minutes August 25, 2026
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Old Business



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, Land Use Specialist; Fiona Johnson, Administrative Specialist; Holly Backus, Preservation Planner

Meeting called at 4:01pm by Angus MacLeod
Board: MacLeod, Oliver, Camp, Patten and Welch
Val Oliver made the motion to approve the agenda
Motion carries unanimously

In person: MacLeod, Camp, Oliver, Patten and Welch
Zoom: Pohl, Paul and Thornewill
Early Departures: Oliver at 6:17pm
Welch at 7:08pm
Camp at 7:05pm

I. COMMISSIONER COMMENTS

- No Discussion

II. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. NCH 15090	57 Prospect St	OB- Rev. sign #1- Laura's Law	55/3	Paul Beaulieu
2. NCH 15091	57 Prospect St	OB- Rev. sign #2- Laura's Law	55/3	Paul Beaulieu
3. NCH 15092	57 Prospect St	OB- Rev. sign #3- Laura's Law	55/3	Paul Beaulieu
4. NCH 15093	57 Prospect St	OB- Rev. sign #4- Laura's Law	55/3	Paul Beaulieu
5. NCH 15094	57 Prospect St	OB- Rev. sign #5- Laura's Law	55/3	Paul Beaulieu

- Signs will be held till September 1

III. COMMISSIONER Q & A WITH PRESERVATION PLANNER

- Holly Backus provided an update on proposed Section 106 changes by the Advisory Council on Historic Preservation (ACHP). She noted that she submitted a Town-approved letter regarding the proposed changes and would share it with the Commission, encouraging members to submit comments to Massachusetts congressional leadership. No questions were raised by the Commission.

IV. OLD BUSINESS 08/11/2026- HELD PER APPLICANTS REQUEST

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 450 Green Park, LLC 14653	2 Stone Alley	Rev. 8882; add railing	42.3.1/102	LFW

- *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; Alternates: Patten, Paul*
- Val Oliver: Felt the proposal was generally consistent with the surrounding neighborhood but expressed concern with the amount of white trim. Suggested exploring a parapet design or additional shingled wall to reduce visual mass.
- Ray Pohl: Expressed concern with the proportion and amount of uninterrupted white created by the fascia and railing treatment. Suggested revising the detailing to break up the white expanse and improve the overall proportions.
- Holly Backus referenced the May 26, 2026, minutes, noting that the Commission had requested further refinement and that she anticipated additional design options with the revised submission. She reiterated concerns regarding the deck cap detail, previously found to be disproportionate and to draw unnecessary attention, and asked the Commission to consider these prior findings in its review.
- Angus MacLeod: Expressed concern that the proposal was substantially similar to a previously reviewed design and emphasized the importance of the deck and railing treatment given the unique character of Stone Alley. Requested revisions and multiple design options reflecting the Commission's comments.

- Abby Camp: Felt the amount of balustrade was excessive for the scale of the historic structure and risked visually dominating the building. Recommended reducing the railing and incorporating shingled wall or other treatments to lessen its prominence.
- Stephen Welch: Expressed concern with the proportion and visual dominance of the proposed deck and railing. Preferred approaches that broke up the mass through trim, shadow lines, and other detailing, and supported further revisions and alternative options that would remain compatible with the historic structure.
- MacLeod made the motion to hold for revisions.
- Motion carries unanimously.

2.	Casino Partners II, LLC 14732	126 Main St	Driveway wall	42.3.3/98	Don Bracken
• <i>Commissioners: Welch, Oliver, MacLeod, Patten, Paul; Alternates: none</i> • Joe Paul: Felt the revised design, including cobblestone runners with a grass center, additional landscaping, and reduced curb cut, was appropriate for the Main Street context and provided improved separation from the house. • Angus MacLeod: Expressed concern that the revised driveway and brick landing created excessive hardscape and reduced the amount of continuous green space around the house and Town tree. Preferred the previously approved, more compact driveway configuration. • Constance Patten: Shared concerns regarding the increased hardscape, particularly the expanded brick landing and longer driveway, and preferred preserving more green space. • Val Oliver: Supported the revised concept and felt the proposed materials, landscaping, and reduced curb cut were compatible with the surrounding streetscape. • Stephen Welch: Expressed concern with the size of the brick landing and the overall formality of the design. Suggested reducing the landing and incorporating additional cobblestone with grass between the stones to soften appearance. • Patten made a motion to continue the application to the next meeting. • Motion carried unanimously.					

V. OLD BUSINESS 08/25/2026

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	HFR 19R ACK, LLC 14782	19R Hooper Farm Rd	New dwelling	55/220	Reid Yenor
• <i>Commissioners: Pohl, Camp, Welch, Paul, Patten; Alternates: Thornewill</i> • Stephen Welch: Expressed concern with the height and massing of the rear structure and the overall density of the development. Requested a comprehensive hardscape/landscape plan to address screening and help mitigate the impact of the proposed structures. • Constance Patten: Felt the rear structure remained too tall and visually dominant, particularly given its proximity to the surrounding buildings and limited open space. • Abby Camp: Expressed concern that the development appeared overbuilt and questioned the building's orientation to Cartwright Place, suggesting it be adjusted to better address the street. • Joe Paul: Was generally accepting of the proposed orientation but supported reducing the height of the structure. • Ray Pohl: no concerns. • Welch made a motion to hold the application for revisions and submission of a hardscape plan. • Motion carried unanimously.					
2.	39 Orange St, LLC 14963	39 Orange St.	Addition to barn	42.3.2/216	Niche Architecture & Interior
• <i>Commissioners: Pohl, MacLeod, Welch, Patten, Paul; Alternates: none; Agent: Oliver</i> • Angus MacLeod: Felt the proposal eliminated the historic barn's character-defining features and read as a new building rather than an addition. Encouraged greater retention of the existing structure and historic character. • Constance Patten: Noted the barn's limited visibility but felt the proposal did not resemble the existing structure. Encouraged retaining more of its architectural elements and reducing the height. • Joe Paul: Felt the proposal constituted demolition rather than an addition. Suggested retaining more of the existing barn or moving it on site with new massing behind it. • Ray Pohl: Agreed that the proposal read as a new building and expressed concerns with the window proportions, dormer trim, and overall detailing. • Stephen Welch: Noted the limited visibility and supported a reduction in height. Agreed that the application should be recharacterized to accurately reflect the proposed work. • Holly Backus: Cited <i>Building with Nantucket in Mind</i> and the Secretary of the Interior's Standards and questioned what historic material or character would be preserved.					

- Paul made a motion to hold for revisions and to recharacterize the application to accurately reflect the work proposed.
- Motion carried unanimously.

3.	Allen Miller 11963	1 Cherry St.	New building	55/372.1	EMDA
	• <i>Commissioners: Pohl (Acting Chair), Camp, MacLeod, Patten; Alternates: none; Sat off: Oliver</i> • Angus MacLeod: Appreciated the revisions and additive massing. Recommended extending the east roof plane so the dormer reads as recessed, lowering the second-floor eave, adding a shingled half-wall along the Cherry Street porch, and relocating the west elevation door farther from the front façade. • Abby Camp: Appreciated the revisions and found the proposal acceptable given the challenging sloping site. Supported the shingled half-wall to soften the Cherry Street frontage and improve safety. • Constance Patten: Appreciated the revisions and found the proposal appropriate. • Ray Pohl: Supported the shingled half-wall, recessed dormer, and lowering of the second-floor eave. • MacLeod made a motion to approve as submitted with an Exhibit A showing the second-floor eave lowered to the window head casings, the east-facing main roof plane extended to the east wall, and a shingled half-wall added along the Cherry Street side of the porch. • Motion carried unanimously.				
4.	Boyers Way, LLC 14921	1 Boyers Alley Way	Addition duplex	55.4.1/211	Gryphon Architects
	• <i>Commissioners: MacLeod (Acting Chair), Pohl, Camp, Oliver, Patten; Alternates: Thornewill, Paul</i> • Holly Backus: Appreciated the height reduction but remained concerned with the overall volume. Recommended streetscapes from Boyer's Alley and Pleasant Street and questioned how much of the existing structure would be retained. • Val Oliver: Appreciated the reduced height and story-and-a-half form. Recommended simplifying the Pleasant Street fenestration and removing the upper six-light transoms. • Abby Camp: Felt the 27-foot height remained too tall and the three front dormers too prominent. Recommended further reducing the height and simplifying the front elevation. • Ray Pohl: Appreciated the height reduction but felt the structure should be lowered further to better relate to the neighborhood. • Constance Patten: Shared concerns regarding the three front dormers and recommended reducing their prominence. • Angus MacLeod: Found the Boyer's Alley massing generally appropriate but expressed concerns with the dormers, roofline, transoms, and fenestration on the Pleasant Street elevation. • Camp made a motion to hold the application for revisions. • Motion carried unanimously.				
5.	Town of Nantucket 14649	34 Washington St.	Harbormaster bldg.	42.2.3/2	Charles Gibson
	• <i>Commissioners: Pohl, MacLeod, Camp, Welch, Patten; Alternates: Thornewill, Paul</i> • Abby Camp: Appreciated the revisions but felt several windows lacked typical Nantucket proportions and expressed concern with the apparent roof and tower intersection. • Stephen Welch: Appreciated the simplified design and recommended raising the water table, eliminating corner boards on the front façade, and adjusting window proportions and trim to be more typical of Nantucket. • Constance Patten: Appreciated the revisions and found the proposal appropriate with minor modifications. • Angus MacLeod: Agreed with the comments raised and noted concern with the apparent roof and tower intersection shown on the north elevation. • Ray Pohl: Found the revised design appropriate and supported addressing the remaining concerns through minor modifications. • Holly Backus: Recommended noting that Andersen windows would not establish precedent in the OHD. • Welch made a motion to approve with an Exhibit A to raise the water table approximately one foot where it falls below the deck-skirt level on the east elevation, eliminate corner boards on the front façade, and column of windows and adjust windows for typical light proportions (note: using Anderson's- not as a precedent) and trim to be typical Nantucket. • Motion carried 4-1, with Camp opposed.				
6.	Bulajuc, Vuk & Polly 15029	27 India St.	Addition	42.3.4/107	JB Studio
	• <i>Commissioners: MacLeod (Acting Chair), Pohl, Camp, Welch, Patten; Alternates: Paul</i> • Ray Pohl: Found the proposed rear addition and mudroom entry appropriate following corrections to the drawings.				

- Abby Camp: Questioned whether the side entry could be widened but accepted that site and setback constraints limited its width.
- Constance Patten: Had no concerns with the proposal.
- Stephen Welch: Confirmed that the existing chimney would remain unchanged and supported the proposal.
- Holly Backus: Recommended a window survey for the main block and a historic determination due to the significance and age of the historic resource.
- Angus MacLeod: Supported retaining as much original material as possible and agreed that the second-floor two-over-one windows appeared to be later alterations.
- Camp made a motion to approve as submitted, subject to a window survey of the main block and a historic determination confirming retention of the structure's historic character.
- Motion carried unanimously.

7. Tork ACK, LLC 15069 1 Mothball Way Rev. 14582; massing, fenestration 83/42.4 Emeritus, LTD

- *Commissioners: MacLeod (Acting Chair), Camp, Welch, Patten, Paul; Alternates: none*
- Joe Paul: Had no concerns and appreciated the return to the previously approved gable design. Felt the revision was more appropriate with the garage doors removed from view.
- Abby Camp: Agreed with Joe and supported the proposed changes.
- Constance Patten: Had no concerns with the proposal.
- Stephen Welch: Appreciated the revisions and had no concerns.
- Welch made a motion to approve as submitted.
- Motion carried unanimously.

8. Six Lily Street, LLC 15067 6 Lily St. Sias Rev. 13326; doors/windows 73.3.1/10 Emeritus, LTD

- *Commissioners: MacLeod (Acting Chair), Camp, Welch, Patten, Paul; Alternates: Thornewill*
- Stephen Welch: Felt the triple-ganged windows were too generic and recommended a more varied configuration consistent with the cottage's character.
- Joe Paul: Supported a more varied window configuration and had no additional concerns.
- Constance Patten: Found the proposal generally appropriate and supported the suggested window revisions.
- Abby Camp: Agreed the triple-ganged windows appeared generic and supported exploring alternatives.
- Angus MacLeod: Supported retaining the character-defining eight-over-eight window and preferred single windows consistent with the cottage and adding a kick panel to the French doors.
- Holly Backus: Recommended retaining the eight-over-eight window, updating the COA to reflect the walkout basement and associated relocation, and obtaining a historic determination.
- Camp made a motion to hold for revisions.
- Motion carried unanimously.

9. Gruber, Bria & Nancy 14754 10 New Ln New dwelling 41/401.2 Sophie Metz

- *Commissioners: Pohl, MacLeod, Thornewill, Patten, Paul; Alternates: none*
 - Angus MacLeod: Appreciated the revisions, particularly the revised siting and increased sense of open space around the house. had no concerns.
 - Carrie: Supported the revised proposal and had no concerns.
 - Constance Patten: Supported the revised proposal and had no concerns.
 - Joe Paul: Supported the proposal and noted that rafter tails could be incorporated as an optional detail.
 - Ray Pohl: Supported the redesign and agreed that rafter tails could be included as an option.
 - Thornewill made a motion to approve as submitted, with the option to incorporate rafter tails.
 - Motion carried unanimously.
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- Board: MacLeod (Acting Chair), Patten, Pohl, Thornewill and Paul
 - Patten made the motion to adjourn at 7:14pm
 - Motion carries unanimously